

London Borough Of Hammersmith & Fulham

Planning Applications Committee

Agenda for 16th October 2012

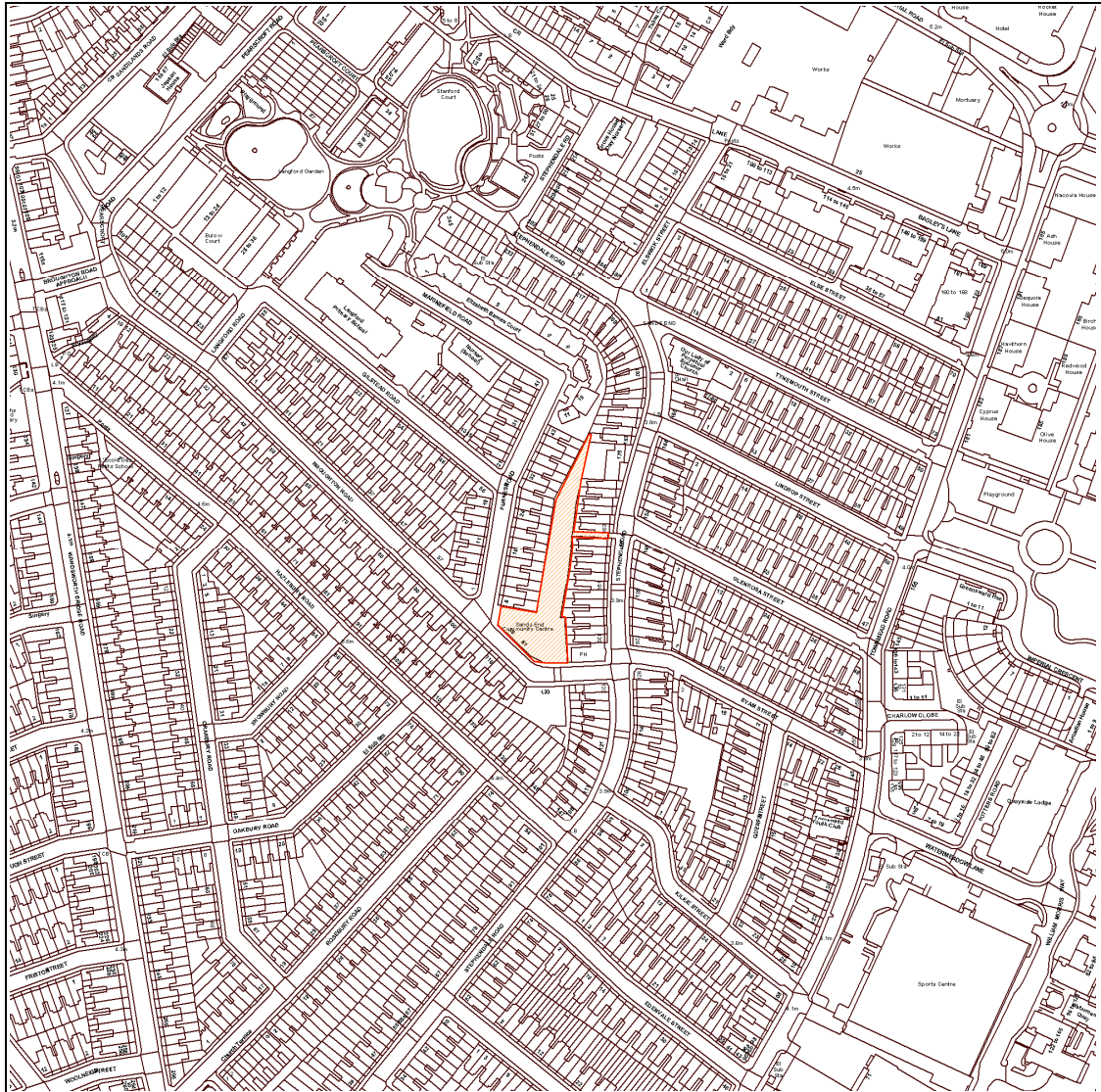
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Ward: Sands End

Site Address:

Sands End Centre 59 - 61 Broughton Road London SW6 2LE



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For identification purposes only - do not scale.

Reg. No:
2012/01634/FUL

Case Officer:
Roy Asagba-Power

Date Valid:
28.05.2012

Conservation Area:

Committee Date:
16.10.2012

Applicant:

Verve Properties Ltd
c/o agent

Description:

Alterations and extensions in connection with the conversion of the existing buildings to provide 9 x three bedroom houses.

Drg Nos: 4311: D50 (RevB); D51 (RevB); D52 (RevB); D53 (RevC); D54 (RevB); D55 (RevA); D56 (RevB);

Application Type:

Full Detailed Planning Application

Officer Recommendation:

That the Committee resolve that the Executive Director of Transport and Technical Services be authorised to determine the application and grant permission subject to the condition(s) set out below and upon the completion of a satisfactory legal agreement:

- 1) The development hereby permitted shall not commence later than the expiration of 3 years beginning with the date of this planning permission.

Condition required to be imposed by section 91(1)(a) of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).

- 2) The development shall not be erected otherwise than in accordance with the detailed drawings which have been approved, ref: 4311: D50 (RevB); D51 (RevB); D52 (RevB); D53 (RevA); D54 (RevB); D55 (RevA); D56 (RevB).

In order to ensure full compliance with the planning application hereby approved and to prevent harm arising through deviations from the approved plans, in accordance with Policies EN2 and EN8B of the Unitary Development Plan, as amended 2007 and 2011.

- 3) Prior to commencement of the development hereby approved, a construction and demolition management plan shall be submitted to and approved in writing by the Council. Details shall include control measures for dust, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 0800-1800hrs Mondays to Fridays and 0800-1300hrs on Saturdays, advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. Approved details shall be implemented throughout the project period.

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by dust from the building site, in accordance with Policy EN20A, EN20B, EN20C and EN21 of the Unitary Development Plan, as amended 2007 and 2011.

- 4) The development hereby permitted shall not commence until particulars and samples of materials to be used for the extensions to the rear and at roof level and alterations to all external faces of the buildings, and all surface treatments, have been submitted to and approved in writing by the Council. The development shall be carried out in accordance with such details as have been approved.

To ensure a satisfactory external appearance, in accordance with Policy ENB of the Unitary Development Plan, as amended 2007 and 2011 and Policy BE1 of the Core Strategy.

- 5) The development shall not commence until detailed drawings of the proposed frontages to Broughton Road and the mews elevation to Units 5 to 9 (inclusive) which is accessed from Stephendale Road, at a scale no less than 1:20, have been submitted to and approved in writing by the Council. The development shall be implemented in accordance with the approved details.

To ensure a satisfactory external appearance in accordance with Policy EN8B of the Unitary Development Plan, as amended 2007 and 2011 and Policy BE1 of the Core Strategy 2011.

- 6) The replacement fenestration to the front Broughton Road elevation shall match existing Details of the opening style for the replacement windows shall be submitted to and approved in writing by the Council before the windows are installed.

To ensure a satisfactory standard of appearance in accordance with Policy EN8F of the Unitary Development Plan as amended 2007 and 2011 and Policy BE1 of the Core Strategy 2011.

- 7) The development hereby permitted shall not be occupied before details of the landscaping of all areas external to the buildings, including planting, paving, boundary walls, fences, gates and other means of enclosure, have been submitted to and approved in writing by the Council, and the development shall not be occupied or used until such landscaping as is approved has been carried out.

To ensure a satisfactory external relationship with its surroundings in accordance with Policy EN8B of the Unitary Development Plan, as amended 2007 and 2011 and Policy BE1 of the Core Strategy 2011.

- 8) The development shall not be occupied until full details of refuse storage, including provision for the storage of recyclable materials, have been submitted to and approved in writing by the Council. The details shall include a management plan

indicating where refuse will be placed on collection days and who will be responsible for removing and returning bins from the refuse stores to the collection points. Such details as approved shall thereafter be permanently retained.

To ensure the satisfactory provision of refuse storage and recycling and to prevent obstruction of the highway in accordance with Policy EN17 of the Unitary Development Plan, as amended 2007 and 2011.

- 9) Prior to the occupation of the development, full details of the cycle parking provision hereby approved shall be implemented and thereafter permanently maintained.

To ensure the provision of bicycle spaces in accordance with London Plan policy 6.9 and Table 6.3

- 10) No development shall commence until a statement of how Secured by Design requirements are to be achieved has been submitted to and approved in writing by the council. The approved details shall be carried out before any use of that part of the development to which the approved details relate.

To ensure a safe and secure environment in accordance with Policy EN10 of the Unitary Development Plan, as amended 2007 and 2011.

- 11) Prior to commencement of the development hereby approved, a noise assessment shall be submitted to the Council for approval of external noise levels and details of the sound insulation of the building envelopes and of silenced mechanical ventilation, as necessary, to achieve 'Good' internal room and (if provided) external amenity noise standards in accordance with the criteria of BS8233:1999. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

To ensure that the amenity of occupiers of the development site is not adversely affected by noise from transport [industrial/ commercial noise sources], in accordance with Policy EN20B and EN21 of the Unitary Development Plan, as amended 2007 and 2011.

- 12) No development shall commence until a preliminary risk assessment report is submitted to and approved in writing by the Council. This report shall comprise: a desktop study which identifies all current and previous uses at the site and surrounding area as well as the potential contaminants associated with those uses; a site reconnaissance; and a conceptual model indicating potential pollutant linkages between sources, pathways and receptors, including those in the surrounding area and those planned at the site; and a qualitative risk assessment of any potentially unacceptable risks arising from the identified pollutant linkages to human health, controlled waters and the wider environment including ecological receptors and building materials. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the

Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. The conditions are required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011 and Policy DM H7 of the submission DM DPD.

- 13) No development shall commence until a site investigation scheme is submitted to and approved in writing by the Council. This scheme shall be based upon and target the risks identified in the approved preliminary risk assessment and shall provide provisions for, where relevant, the sampling of soil, soil vapour, ground gas, surface and groundwater . All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. The conditions are required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011 and Policy DM H7 of the submission DM DPD.

- 14) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until, a remediation method statement is submitted to and approved in writing by the Council. This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved quantitative risk assessment. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. The condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011 and Policy DM H7 of the submission DM DPD.

- 15) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until the approved remediation method statement has been carried out in full and a verification report confirming these works has been submitted to, and approved in writing, by the Council. This report shall include: details of the remediation works carried out; results of any verification sampling, testing or monitoring including the analysis of any imported soil; all waste management documentation showing the classification of waste, its treatment, movement and disposal; and the validation of gas membrane placement. If, during development, contamination not previously identified is found to be present at the site, the Council is to be informed immediately and no further development (unless otherwise agreed in writing by the Council) shall be carried out until a report indicating the nature of the contamination and how it is to be dealt with is submitted to, and agreed in writing by, the Council. Any required remediation shall be detailed in an amendment to the remediation statement and verification of these works included in the verification report. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. The condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011 and Policy DM H7 of the submission DM DPD.

- 16) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until an onward long-term monitoring methodology report is submitted to and approved in writing by the Council where further monitoring is required past the completion of development works to verify the success of the remediation undertaken. A verification report of these monitoring works shall then be submitted to and approved in writing by the Council when it may be demonstrated that no residual adverse risks exist. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. The condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011 and Policy DM H7 of the submission DM DPD.

- 17) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until an onward long-term monitoring methodology report is submitted to and approved in writing by the Council where further monitoring is required past the completion of development works to verify the success of the remediation undertaken. A verification report of these monitoring works shall then be submitted to and approved in writing by the Council when it may be demonstrated that no residual adverse risks exist. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. The conditions are required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011.

- 18) Prior to the commencement of development, full details of the proposed ventilation system for the building, including the location of air intakes for mechanical ventilation and an assessment of the air quality within the building where any natural ventilation is proposed, shall be submitted to and approved in writing by the Council. The details as approved shall be fully implemented prior to the occupation of the building.

To ensure a satisfactory standard of appearance and to ensure that air quality would be of an acceptable level for the occupants and users of the building, in accordance with policy EN8B of the Unitary Development Plan as amended 2007 and 2011, Policy 7.14 of The London Plan 2011 and Policy CC4 of the Core Strategy 2011 and Policy DM H7 of the submission DM DPD.

- 19) Notwithstanding the provisions of Part 1 of Schedule 2 to The Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order) no extensions or other form of enlargement to the residential dwellings hereby permitted, nor erection of porches, outbuildings, hardstandings or storage tanks shall be carried out within the residential curtilages.

To enable the Council to retain control over any future development in view of the restricted area of the site and the effect of such development on the residential amenities of surrounding properties, in accordance with Policy EN8B and Standard S13 of the Unitary Development Plan, as amended 2007 and 2011.

- 20) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order with or without modification), no aerials, antennae, satellite

dishes or related telecommunications equipment shall be erected on any external part of the approved buildings, without planning permission first being obtained.

In order to ensure that the Council can fully consider the effect of telecommunications equipment upon the appearance of the building, in accordance with Policies EN2 and EN8 of the Unitary Development Plan as amended 2007 and 2011.

- 21) The development hereby approved shall be constructed in accordance with the measures outlined in the Eco Homes assessment within the submitted Sustainability Report to meet Code for Sustainable Homes Level 4. No part of the development shall be occupied until the approved measures have been implemented.

To ensure the construction of a sustainable development, in accordance with Policy 5.3 of The London Plan 2011 and Policy CC1 of the Core Strategy 2011.

- 22) The development hereby permitted shall not be occupied until the renewable and low carbon technology energy options, as identified within the Sustainability and Energy Report, submitted with the application, have been implemented.

To ensure an energy efficient development that integrates on-site renewable energy generation to help reduce its carbon dioxide emissions, in accordance with Policies 5.2 and 5.7 of the London Plan 2011 and Policy CC1 of the Core Strategy 2011.

- 23) The development hereby permitted shall not commence until a surface water drainage scheme, based on sustainable drainage principles, and a maintenance programme for the sustainable urban drainage measures, have been submitted to and approved in writing by the council. The scheme shall be implemented in accordance with the approved details prior to first occupation of the development hereby permitted, and thereafter permanently maintained in accordance with the agreed details.

To prevent any increased risk of flooding and to ensure the satisfactory storage of/disposal of surface water from the site in accordance with Policy CC2 of the Core Strategy 2011, Policy 5.13 of The London Plan 2011 and National Planning Policy Framework.

- 24) The development shall be implemented in accordance with the recommended flood mitigation measures as proposed in the submitted Flood Risk Assessment. In line with advice from Thames Water, a non-return valve or other suitable device shall be installed to avoid the risk of the sewerage network surcharging wastewater to basement/ground level during storm conditions.

To prevent risk from flooding, in accordance with Policy CC2 of the Core Strategy 2011, and NPPF and the associated supplementary guidance.

- 25) No development shall commence until details (including elevational details) are submitted and approved in writing by the Council, of the position and number of the proposed solar panels, to be provided as part of the approved development. The development shall be carried out in accordance with the details as approved.

To ensure a satisfactory standard of external appearance and to prevent noise and disturbance to neighbouring residents, in accordance with Policies EN8 and EN21 of the Unitary Development Plan as amended 2007 and 2011 and BE1 of the Core Strategy 2011.

- 26) The windows proposed detailed in Plans No. XXXX at first and second floor level of the north facing rear elevation of the building existing part two part three storey building fronting Broughton Road, shall be designed to be non-opening or top opening only and glazed with obscure glass to a height of 1.7m from the floor level, a sample of which shall be submitted to and approved in writing by the Council before development commences. The dwellings shall not be occupied until the obscure glazing as approved has been installed as approved and the windows shall be permanently retained in this form.

To prevent loss of amenity to neighbouring properties as a result of overlooking and loss of privacy, in accordance with Standard S13.2 of the Unitary Development Plan as amended 2007 and 2011.

- 27) Before the development hereby approved is commenced, details of the privacy screens to the proposed roof terraces including a sample of the obscurely glazed screen as detailed on the approved drawings Nos. 4311D: 50(B); 52(B); 53(C) and 56(B) shall be submitted to and approved in writing by the Council. The use of the roof as a terrace shall not commence until the screens as approved have been installed and they shall be permanently retained thereafter.

In order to ensure a satisfactory external appearance and ensure no overlooking or loss of privacy in accordance with Policy EN8B and Standard S13.2 of the Unitary Development Plan, as amended 2007 and 2011.

- 28) The development hereby permitted shall not commence until a method statement for the protection of trees on the site boundary with Stephendale Road during construction (in accordance with BS5837:2005), has been submitted to and approved in writing by the Council. The development shall not cause harm to this tree and shall not affect its long term viability. The tree shall be protected during the construction period in accordance with the approved statement.

In order to ensure that the tree adjacent to the development site is retained and protected, in accordance with Policy EN25 of the Unitary Development Plan as amended 2007 and 2011.

- 29) Prior to commencement of the development hereby approved, details of the proposed audio / visual warning system for the garage doors to alert pedestrians

to the possibility of emerging vehicles when the doors are opened shall be submitted to and approved in writing by the Council. Details shall include the level of noise emitted by any such system and, specifically, shall demonstrate that this will not exceed the requirement for 'Good' internal room noise standards in accordance with the criteria of BS8233:1999 as per the Condition above.

To ensure that the amenity of occupiers of the development site / surrounding premises is not adversely affected by noise from mechanical installations / equipment, in accordance with Policy EN20A, EN20B and EN21 of the Unitary Development Plan, as amended 2007.

- 30) The garage doors shall not open outwards towards the highway.

In order to prevent obstruction of the footway in accordance with Policy TN5 of the Unitary Development Plan as amended 2007 and 2011.

- 31) Prior to the occupation of the development hereby approved, the development shall incorporate a non-return valve or other suitable device.

To protect the new units from flooding from a surcharging sewer, as recommended by Thames Water and in accordance with Core Strategy (2011) Policy CC2, London Plan (2011) Policy 5.12 and National Planning Policy Framework.

Justification for Approving the Application:

1. Land Use: It is considered that the proposal is acceptable in land use terms. The existing building is currently vacant and the former uses have been provided at alternative locations. It is considered that the existing lawful use surplus to requirements as it has been satisfactorily provided elsewhere. The redevelopment and change of use would provide additional residential units which would help the borough meet its housing targets, in accordance with Policy 3.3 of the London Plan and Policy H1 of the Core Strategy. Furthermore the proposals would protect community facilities in accordance with Policy CF1 of the Core Strategy, Policy CS5 of the Unitary Development Plan, and Policy D1 of the draft Development Management DPD.

2. Residential quality and density: The scheme would provide residential accommodation at an acceptable density in accordance with London Plan Policy 3.4 and Core Strategy Policy H2. Given the features and layout of the building to be converted it is not considered that the scheme could feasibly provide a larger number of residential units. The internal design and layout of the proposed residential units are considered satisfactory, and it has been demonstrated that the units can achieve satisfactory internal lighting conditions. Subject to conditions, the proposed units would not be unduly affected by noise. The amenity space provision is also considered satisfactory within this scheme for the conversion of

existing buildings, having regard to the physical constraints of the site. The proposal is therefore considered acceptable having regard to Policy EN21 and Standards S5.A, S6.1, S7.A, S8.1A, S8.1B and S13.3 of the Unitary Development Plan as amended 2007 and 2011, Core Strategy Policy H3 and London Plan Policy 3.5.

3. Design: The development is considered to comply with UDP Policy EN8B, which requires a high standard of design in all developments. The proposal thus complies with Core Strategy Policy BE1 and London Plan policies 7.4 and 7.6 which seek a high quality in design and architecture.

4. Residential amenity: The impact of the proposed development upon adjoining occupiers is considered acceptable. In this regard, the proposals accord with UDP Policy EN8B, which requires developments to be of high quality design which, amongst other things, respects the principles of good neighbourliness, and with Standard S13 which states that there be no significant loss of amenity to neighbouring properties in terms of loss of outlook or privacy or the creation of additional noise and disturbance.

5. Safety and Access: The development subject to conditions would provide a safe and secure environment for all users in accordance with Policy EN10 of the UDP, and would provide access by disabled people where feasible in this scheme for the conversion of the existing buildings, in accordance with Core Strategy Policy H4, London Plan Policies 3.8 and 7.2 and the Council's Adopted Supplementary Planning Document (SDP) 'Access for All'.

6. Highways matters: It has been demonstrated that the scheme would not have a significant further impact on the highway network or local parking conditions and is thus considered to be acceptable. Adequate provision would be made for the storage of bicycles and the storage of refuse and recycling. The development thereby accords with UDP Policies EN17, TN6, TN13 and TN15 and standards S18 and S20.

7. Sustainability: The proposal would seek to reduce pollution and waste and minimise its environmental impact, including measures that conserve energy, materials and water, reduce air, noise and water pollution, and promote sustainable waste behaviour. It is not considered that the development would have an adverse impact on a watercourse, flood plain or flood defences, and the implementation of a sustainable urban drainage strategy would be required by condition to ensure there is no adverse impact on localised flooding. Policies CC1, CC2, CC3, and CC4 of the Core Strategy 2011 and Policies 5.2, 5.7 and 5.13 of The London Plan are thereby satisfied.

8. Flood Risk: A Flood Risk Assessment has been submitted and has considered all possible risks of flooding to the site, and has identified adequate preventative measures, in accordance with NPPF and the associated supplementary document and Policy CC2 of the Core Strategy 2011.

**LOCAL GOVERNMENT ACT 2000
LIST OF BACKGROUND PAPERS**

All Background Papers held by Michael Merrington (Ext: 3453):

Application form received: 24th May 2012
Drawing Nos: see above

Policy Documents: The London Plan 2011
Unitary Development Plan as amended 2007 and 2011
Core Strategy 2011

Consultation Comments:

Comments from:	Dated:
Environment Agency - Planning Liaison	25.09.12

Neighbour Comments:

Letters from:	Dated:
14A Broughton Road	06.07.12
6 Moat Sole, Sandwich	01.07.12
24A Furness Road Fulham SW6 2LH	04.07.12
149 Stephendale Road London SW6 2PR	04.07.12
149 Stephendale Road London SW6 2PR	04.07.12
10 FURNESS ROAD LONDON	18.07.12
Ground Floor Flat 6 Furness Road	05.07.12

1.0 BACKGROUND

Site and surrounding area

1.1 The application site (0.19 ha) lies on the north side of Broughton Road at its junction with Furness Road. The 'hammer-head' shaped site contains a two-storey Victorian building along the Broughton Road street frontage, which has been extended at third floor and the remainder of the site includes a commercial building which tapers towards the rear of the site consists of a series of interconnected, single storey warehouse style buildings. Vehicle access to the site is from Stephendale Road, while pedestrian access is taken from Broughton Road, Furness Road and Stephendale Road

1.2 The site was originally built as a commercial laundry however, the existing buildings were last in use as the Sands End Community Centre comprising a gym, adult education classes, a local children's centre, a local library and an ancillary caretaker's flat. The lawful use of the is therefore 'Non-Residential Institution' (D1 Use Class) and 'Assembly and Leisure' (D2 Use Class).

1.3 Apart from the site frontage the site is enclosed to the north, west and east by residential properties which are typically characterised by two-storey Victorian terrace houses along Stephendale Road and Furness Road (some of these have been extended at roof level to create additional accommodation at second floor level). To the south, on the opposite side of Broughton Road are similar two storey terraced houses. Immediately opposite, No.120 Broughton Road which is currently under construction involving a residential development for 10 flats (2010/01498/FUL). Immediately to the east is the Sands End public house which fronts Stephendale Road.

1.4 None of the buildings within the site boundary are statutory or locally listed. The site is not located within a Conservation Area. The site is within Flood Risk zone 3.

Relevant Planning History

1.5 1982 - permission granted for changes in opening hours of the Sands End Community Sports Hall.

1.6 1982 - permission granted for the use of the workshop classroom for educational purposes for the Vine Hine's Foundation on Saturday mornings between 10.00am - 12.00pm.

1.7 1994 - planning permission granted for use of one room on the ground floor for the purpose of an osteopathic and sports injury treatment clinic.

1.8 The current application involves alterations and extensions to the existing building in connection with its conversion to provide 9 x three bedroom houses. The development includes two key elements. The first relates to the existing part two/ part three- storey 'hammer-head' building fronting Broughton Road which would be extended at third floor (to match the building line of the existing third floor extension) and part of the existing pitched roof just behind the front of the site would be 'squared off'. These extensions would enable the front part of the site to be converted to provide 4 houses of which 3 would include integral garages. These 4 houses would have gardens at ground floor with additional terraces at roof level.

1.9 The second element of the proposal relates to the conversion of the industrial buildings to the rear of the site to create a 'mews' that would be accessed from Stephendale Road. The buildings would be renovated and converted to provide 5 three bedroom units that would include the addition of a mezzanine floor at first floor to provide additional accommodation within each unit. The proposed front elevation of these house would be set back from the site boundary with the properties fronting Stephendale Road to create a mews. The proposed five units would include a garden at ground floor level and a roof terrace at first floor level which would be cut into the roof and enclosed by screens. With the exception of a small high level dormer window added to Unit 9 (at the tapered end of the site adjacent to No.175 Stephendale Road), the form and profile of the roof of the buildings would remain the same.

2.0 PUBLICITY AND CONSULTATIONS

2.1 Notification letters were sent to 164 surrounding properties and a site and press notice were posted. Seven responses have been received from or on behalf of the adjacent neighbouring properties at: Nos 14a Broughton Road; Nos 6, 10 and 24a Furness Road and 149 Stephendale Road (2 duplicate letters). The issues raised are as follows:

- lack of affordable housing
- Not in keeping with the existing character
- Height
- Density
- Loss of light
- Loss of privacy
- Use of terraces would result in noise and overlooking
- Dust, nuisance noise and disturbance during construction
- Noise from air-con units
- Impact of any external lighting
- No off-street parking and will adversely impact on-street parking
- security;
- potential infestation of vermin;
- disruption to nesting birds and local wildlife
- impact on our daily living
- any noisy aircon units/fans and outdoor lighting should also be carefully examined to minimise disturbance to existing residence.

2.2 Officers' note: matters relating to noise and disturbance of building works are not planning issues, but the hours of construction work and any highways impact of construction traffic would be controlled in a Construction Management Plan to be required by condition (Condition 3). The applicants have confirmed that the development would not affect existing rights of access. Matters relating to light and amenity to neighbours will be considered in the report below.

2.3 The Environment Agency has responded to a consultation on the application, raising no objection.

2.4 Thames Water has been consulted and have raised no objections. A condition would be added to any permission requiring the incorporation of a non-return valve within the scheme.

2.5 The Crime Prevention Design Officer has been consulted but has not responded. However a condition would be attached to any permission requiring that the development incorporate Secured By Design measures and that details be submitted for approval of how the scheme will comply with Secured by Design criteria (Condition 10).

3.0 PLANNING CONSIDERATIONS

3.1 The main planning issues to be considered are the principle of development in land use terms, the impact of the design of the proposed extensions and alterations on

the street scene, the effect on residential amenity of adjoining properties, the quality of the proposed residential accommodation, highways impacts and parking and any other material planning considerations.

Land use

3.2 This site is currently vacant and was formerly in use as a community centre that has is being disposed of by the council and the community uses have been integrated elsewhere in the Sands End area. The proposed development involves alterations and extensions in connection with the conversion of the building to provide 9 residential units.

3.3 Policy 3.16 of the London Plan (protection of social infrastructure) states that the suitability of redundant social infrastructure premises for other forms of social infrastructure for which there is a defined need in the locality should be assessed before alternative developments are considered. Policy 3.16 also states that is the current facility is no longer needed, boroughs should take reasonable steps to identify alternative community uses. Policy CF1 (Community Facilities and Service) of the Core Strategy seeks to protect existing premises that remain satisfactory and seeks reprovision of facilities for existing users in outworn premises where opportunities arise. Policy CS5 (Community Groups) normally resists the loss of any community premises and will require their replacement in any redevelopment. The emerging submission DMDPD states that "existing community facilities should be retained or replaced, unless there is clear evidence that there is no longer an identified need for a particular facility". In this case, the continued use of the existing Council owned building is no longer sustainable. The former community uses, notably the library, have relocated to alternative locations within the Sands End ward including the Hurlingham and Chelsea School and new facilities within the redevelopment at the Imperial Wharf site. The site has been marketed to alternative users and no viable community use providers came forward. Policy 3.3(e) of the London Plan states that housing capacity targets should have regard to other policies in of the London Plan in particular the potential to realise development from brownfield sites including through surplus commercial capacity and surplus public land. Officers consider the proposed change of use to residential is appropriate as there is no objection in principle to the change of use from a community centre to provide for new residential accommodation. The proposals therefore accords with the policy requirement.

Housing

3.4 The NPPF includes twelve core planning principles, several of which are particularly relevant to housing and these include the following:

- enhancing and improving the places in which people live;
- support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places;
- effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas

3.5 London Plan Policy 3.3 B states that an annual average of 32,210 net additional homes should be delivered. Table 3.1 sets an annual target of 615 net additional dwellings for Hammersmith and Fulham. Core Strategy 2011 Policy H1 reiterates the London Plan's annual target of 615 net additional dwellings for the borough including the provision of new housing through conversions. Policy DM A1 of the submission DM DPD states the council will seek to exceed the London Plan housing target by seeking housing on both identified and windfall sites and as a result of change of use. The provision of 7 units would contribute towards these targets.

3.6 Furthermore Core Strategy Policy H4, UDP Policy H06 and Policy DM A3 of the submission DM DPD requires a choice of high quality residential accommodation that meets the local residents needs and aspirations and market demand. In particular there should be a mix of housing types and sizes in development schemes, especially increasing the proportion of family accommodation. The proposed scheme provides for family sized accommodation in 9 three bedroom units. Policy H4 of the Core Strategy states that the precise mix in any development will be subject to the suitability of the site for family housing in terms of site characteristics, the local environment and access to services. In this case, given that the proposals involves the conversion of an existing building and the constraints of the site in respect of its adaptation it is considered that the proposed mix of units would accord with Policy H4 of the Core Strategy.

Density/Affordable housing

3.7 With regard to the proposed density, London Plan Policy 3.4 and Core Strategy Policy H3 seek to ensure that development proposals achieve the optimum intensity of use compatible with local context, design principles and with public transport capacity, with consideration for the density ranges set out in Table 3.2 of the London Plan. This is supported by Policy DM A2 of the submission DM DPD.

3.8 The site is located in Public Transport Accessibility Level (PTAL) 3 using Transport for London's methodology, indicating that it is very accessible by public transport. According to the London Plan density matrix, the site is considered to be set in an urban area with predominantly dense development such as, for example, terraced houses, mansion blocks, a mix of different uses, medium building footprints and typically buildings of two to four storeys, located within 800 metres walking distance of a District centre or, along main arterial routes. This would support a density of between 200 and 450 habitable rooms per hectare (Hrh).

3.9 The proposed development site comprises 0.19 hectares and would have approximately 58 habitable rooms (with very generous circulation space) which would result in a residential density of 305 hr/ha, which is within the acceptable density range stipulated in the London Plan.

3.10 The number of residential units proposed is below the threshold of 10 for which affordable housing is required under London Plan Policy 3.13 and Core Strategy Policy H2. Notwithstanding this there is a requirement to consider whether there is any capacity for 10 or more units, applying the density guidance set out in London Plan Policy 3.4 (maximising the potential of sites) and table 3.2. Increasing the number of units, to the building which lends itself to the formation of 9 units without further extensions would result in a more intensive use of the site which lies in an area with relatively low area of public transport accessibility. The justification for Policy H3 (quality and density) makes it clear that small development sites, as in this case, can often be

problematic and the council will especially resist attempts to overdevelop them as it can lead to adverse impacts on neighbours and the locality. Given the acceptability of the proposed density, the proposed provision of 9 three bedroom units is considered acceptable as it would fit into local setting, context and provide a quality residential environment that would contribute to the provision of family housing needs within the borough. Officers do not consider that it would be appropriate to include further units within the proposed development in order to meet the affordable housing threshold.

Design

3.11 In respect of design, among the core planning principles of the NPPF are that development always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Furthermore proposals should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. London Plan Policy 7.1, 7.2, 7.4, 7.5 and 7.6 requires all new development to be of high quality that responds to the surrounding context and improves access to social and community infrastructure contributes to the provision of high quality living environments and enhances the character, legibility, permeability and accessibility of the surrounding neighbourhood.

3.12 Core Strategy Policy BE1 'Built Environment' states that all development within the borough, including in the regeneration areas should create a high quality urban environment that respects and enhances its townscape context and heritage assets. There should be an approach to accessible and inclusive urban design that considers how good design, quality public realm, landscaping and land use can be integrated to help regenerate places.

3.13 UDP policy EN8B, requires that extensions and alterations to existing development are of a high standard of design that is compatible with the scale and character of existing surrounding development.

3.14 Policy G1 of the Draft Development Management Development Plan Document (DM DPD) 2011 builds on UDP policy EN8B and other design policies, seeking that development be of a high standard of design and compatible with the scale and character of existing development and its setting. Core Strategy policy BE1 requires that all development creates a high quality, accessible, urban environment that respects the surrounding setting, including heritage assets.

3.15 The application site is 'hammer-head' shaped with a Victorian brick building on the street frontage and industrial buildings on a long strip of land to the north of the Victorian building. The parapet walls of the Victorian building are some 9m in height along Broughton Road. The existing third floor flat roof extension is approximately 11.5m high. Although the proposed roof extension would extend the footprint of the existing roof extension it would match the height and 1.5m set back of the existing third floor extension. The walls of the proposed new roof extension would be fully glazed to allow light into the internal space and to make the most of the rooftop views. Officers consider that the proposed set back of the roof extension behind a parapet wall would mean that it would appear subservient to the parent building when viewed from the street so that it is not imposing at street level. The two-storey element of the building immediately to the rear, within the central part of the site has a sloping roof of 11m at its

highest point. The proposal involves 'squaring off' part of that existing roof to create a flat roof to the same height as the existing maximum height. Officers consider that while this reconfiguration of the roof would alter the existing profile of part of the roof it involves a relatively small area on a central part of the site and these extensions are modest in scale particularly when seen against the backdrop of the parent building. Furthermore the extensions to the rear of the 'hammer head' would not be visible from the street and when seen against the backdrop of the parent building would not harm the street scene.

3.16 Along the front elevation to Broughton Road, it is proposed to restore the existing façade in a similar style to the former laundry house. Historic photographs have been sourced which include the original entrance surround of the Loud and Western Building, as well as tile details from the interior of the former laundry house. The existing damaged glazed tiles and bricks will be restored and replaced with a restrained colour palette. New unit garage doors, entrance doors and surrounds will be introduced to the façade.

3.17 To the rear, the pitched roofs of the industrial buildings have a ridge height of between 6.4m and 7.3m with an eaves height on the boundary wall of 4m. These rear buildings have a length of some 100m and have a maximum width of up to 13m which tapers to a point at the northern end of the site. All the elevations of these buildings will be restored and made good in areas where the roofs are removed to create garden space. New external walls will be in a brick to match the existing building. Bi-folding doors will provide access to the proposed garden spaces at ground level. Windows and frames will be replaced to match the existing.

3.18 The existing boundary walls between the site and the adjoining terrace of houses fronting Stephendale Road and Furness Road would essentially be retained. A small dormer will be added to extend the roof of unit 9 on the part of the site facing the council owned flats at 175 Stephendale Road. This dormer will be below the original ridge height and will be clad in a similar material to the existing roof. All of the existing roofs will be restored and made good where sections are removed to create the external amenity spaces.

3.19 Units 5 - 9 would be accessed from a Stephendale Road and would have a mews type feel with paving, planting areas and feature lighting to create a pleasant communal walkway to units. The front façade of these units would be red brick with an industrial appearance to match the remainder of the building and would include modular window arrangements with feature windows for the staircase and landing areas.

3.20 The existing buildings have a 100% site coverage which means that no amenity space could currently be provided at ground floor level. It is proposed to remove parts of the existing roofs to create gardens at ground floor for each unit. Furthermore, Units 1-4 would also include roof terraces and Units 5-9 would have first floor terraces accessed from the master bedrooms. The proposed 'external' mews courtyard would provide an additional 128m² for communal space to units 5-9. The terraces would be enclosed by timber trellises which will be installed on each boundary wall to provide screen planting between the neighbouring properties. The proposal also involves alterations and partial demolition of the two storey brick building at the northern point of the site and its replacement with a flat roof dormer to the same level of the existing ridge height and the creation an open area to be used as amenity space for Unit 9.

3.21 Overall in terms of design, this proposal is acceptable and very sympathetic to the style and fabric of the original building. Missing elements of the original façade will be restored, including brickwork signage and doors. Elsewhere interventions are minimal and largely hidden from view. The glazed extension to the upper storey is recessed behind the parapet, largely hiding it in close range views from within the street. Changes to the facades of the landlocked parts of the building are largely invisible from the surrounding residential premises they back on to, being hidden behind high walls. It is considered that the proposals would accord with Policy EN8B of the UDP, Policy BE1 of the Core Strategy and Policy G1 of the Draft Development Management DPD.

Residential amenity

3.22 Policy EN8B states all proposals must be formulated to respect the principles of good neighbourliness. Standards S12 and S13 seek to protect the existing amenities of neighbouring residential properties in terms of outlook, light, privacy and noise and disturbance.

3.23 With the exception of No.175 Stephendale Road (three storey flatted development) and the No. 137 Stephendale Road (two storey Public House), the application site is enclosed by two-storey Victorian terrace properties with rear gardens that back onto the site. The proposal involves the erection of a roof extension at third floor level which would have the same height and set back from the front as the existing extension. Excluding the squaring of part of the existing roof level over the front part of the site and the small dormer extension to Unit 9, the envelope of the building would remain the same as existing.

3.24 The proposed roof extension is set back from the front would be situated between the existing roof extension and that part of the eastern boundary which is adjacent to the Public House. The existing roof extension would be refurbished and keep the same form and would be no closer to the nearest residential property at No. 6 Furness Road. The proposed roof extension has been recessed towards the rear so that it sits at an oblique angle to the nearest residential property at No.139 Stephendale Road. The existing boundary walls (some 4m high) of the rear part of the site would be retained. The roof profile of part of the existing pitched roof towards the rear of the site would be squared off and would result in a flat roof that would match the ridge height of the existing building. This element of the proposals would be located off the boundary within a central part of the site and would be on the same footprint as the existing. The nearest properties to this element are the terraced houses at Nos 6 Furness Road and Nos 139-45 which would be located 10m and between 7m-9m respectively from the side elevations of the reconfigured roof. The remaining commercial buildings towards the rear of the site would retain the same envelope in terms of their form and roof profile with the exception of the very end house (Unit 9) which would be altered to include a dormer window. Following a site inspection it is not considered the proposed development would harm the existing amenities of adjoining residential occupiers in Broughton Road, Furness Road and Stephendale Road as a result of loss of outlook and increased sense of enclosure that would justify the refusal of planning permission. In this respect the proposals accord with Standard S13.1 (loss of outlook). Given that the proposals essentially involve a conversion of the existing building and the distance between the site and the nearest windows essentially remains the same (apart from the extension over the front of the building and squaring off part of a roof which are set back from the nearest residential) officers are satisfied that the development would not have a detrimental impact in terms of loss of sunlight/daylight.

3.25 The proposed development makes use of existing windows and also introduces roof terraces and small terraces at first floor. The impact of the development can be broken down into two elements: the impact of Units 1 - 4 on the front of the development and the impact of Units 5 - 9 which are located within the existing buildings to the rear of the site. Standard S13.2 states that new windows should normally be positioned so that they are a minimum of 18 metres away from existing residential windows as measured by an arc of 60 degrees taken from the centre of the proposed window. Policy EN21 relates to environmental nuisance and states all developments shall ensure that there is no undue detriment to the general amenities enjoyed by existing surrounding occupiers, particularly those of residential properties. Standard S13.2A adds that roof terraces or balconies likely to cause harm to the existing amenities of neighbouring properties by reason of noise and disturbance will not be supported.

3.26 In respect of the front part of the site, the opposing windows in Nos. 100 -20 Broughton Road would be less than 18m - however this infringement is unlikely to result in significant loss of privacy given that the views would be across the street and are no closer than the existing office windows. The proposed roof extension would be set back 1.5m from the front elevation behind a parapet wall which would prevent any additional opportunity for overlooking. Furthermore this situation is a characteristic of streets within the Sands End and wider Fulham area and is not considered sufficient to justify the refusal of planning permission in this case. The rear elevation of this front element contains windows at first, second and third floor roof level. The following windows would be obscure glazed to prevent overlooking: within Unit 1 the two windows at first floor and the three windows at third floor roof level closest to No.6 Furness Road and within Unit 2 one rear window at first and third floor roof level to loss of privacy to the rear gardens at Nos 6 and 8 Furness Road. The windows serving habitable rooms in the side elevations of Units 3 and 4 would be high level (sill from 1.5m high) and would not result in overlooking. A condition would be attached to any permission requiring the submission and approval of details for the obscure glazing (Condition 26).

3.27 In respect of the rear part of the site which includes the proposed two-storey houses (Units 5-9) would be enclosed by the existing boundary wall which measures some 4m high on the boundary which would prevent overlooking from the first floor windows to adjacent properties in Stephendale Road and Furness Road. The proposed first floor roof terraces which cut into the roof of the existing building for Units 5-9 would be enclosed by privacy screens to prevent overlooking and these details will be secured by condition (Condition 27). Overall it is considered that the proposals would therefore comply with Standard S13.2 (loss of privacy).

3.28 Each unit would have a garden at ground floor level and additional amenity space at either roof or first floor level. Units 1 -4 would have roof terrace at third floor level and these would range between 10sqm and 25 sqm for Units 2-4 and 56sqm for Unit 1. The layout of the proposed roof terraces for Units 2-4 are relatively narrow (1.5m deep) and it would not be physically practical to provide tables or seating in these areas. Similarly the first floor roof terraces at Units 5-9 would range between 8sqm and 13sqm.. While the proposed terrace at Unit 1 is significantly larger, the existing flat roof which covers some 76 sqm is currently in use as a roof terrace and the current proposal represents a reduction (27%) in the overall floor area and has been designed so that it is set away from the nearest residential property at No.6 Furness Road. It is difficult to predict with any accuracy the likely level of noise/disturbance that would be generated by the use of the proposed balcony/terrace areas, however, on balance, having regard to the modest

size and nature of the proposed layouts which would limit the capacity to accommodate a high number of people, it is not considered that its use would, in the normal course of events, be likely to harm the existing amenities of adjoining occupiers as a result of additional noise and disturbance or overlooking that would justify refusing planning permission.

Quality of accommodation

3.29 Policy 3.5 of the London Plan, Core Strategy Policy H3 and Policy DM A2 of the submission DM DPD expect all housing development to be of a high quality design and be designed to have adequate internal space. Core Strategy Policy H3 states that "the council will expect all housing development to respect the local setting and context, provide a high quality residential environment, be well designed and energy efficient in line with the requirements of the Code for Sustainable Homes, meet satisfactory internal and external space standards, and (subject to the size of scheme) provide a good range of housing types and sizes." The Council's UDP standards on residential development, and the London Plan's standards for minimum sizes of dwellings, are also relevant.

3.30 The proposal would provide houses at the front (Units 1-4) and rear (Units 5 -9) of the site between 210sqm - 753 sqm and 151sqm-261sqm respectively. The scheme provides very large units which are well in excess of the Council's minimum standards for both conversions and new build dwellings (S8.1A and S8.1B relate to conversions and S7A relates to new builds). Furthermore, the proposals also exceed the minimum new build standards set out in Policy 3.3 of The London Plan. Units 1-4 would have windows on at least two aspects, and none of the remaining units would exclusively face a north-easterly direction. The applicants have commissioned an internal daylight study of the proposed scheme, in order to ascertain whether lighting conditions would be adequate. This confirms that all rooms would receive satisfactory levels of daylight judged against the Code of Practice for Daylighting and the Building Research Establishment's (BRE) recommendations for daylighting levels to individual rooms.

3.31 As this is essentially a scheme for the conversion of buildings which cover almost all of the site, the opportunities for providing external amenity space are limited. The UDP standards state that every new family dwelling with accommodation at ground floor level should have a private rear garden of at least 36 sq m (Standard S5A.1) but also recognises that the size of any open space cannot generally be altered in a property proposed for conversion (Standard S6.1). All the proposed residential units would be family-sized dwellings. The four proposed dwellings (Units 1 to 4) fronting Broughton Road would have access to a garden area at ground floor with roof terrace at third floor roof level providing overall private amenity space of between 34sqm - 96sqm for each of these units. The five units to the rear (Units 5-9) would also have ground floor rear gardens with additional private roof terraces providing between 31sqm and 53sqm for each unit. An additional communal space of 128sqm would be provided within the mews area for Units 5-9. Considering the nature of the converted building, the proposed design has been imaginative in providing external amenity space where possible, and the proposal is not considered to be overdevelopment given the generous size of the proposed rooms within the dwellings and the additional open space within the mews. In these circumstances it is considered that as the scheme provides amenity space where feasible in this conversion proposal, the application does not fail to comply with the Council's standards and that a good quality of accommodation would be provided within the development.

3.32 Overall, it is considered that the scheme would provide residential units of a satisfactory quality, in accordance with Core Strategy Policy H3.

Accessibility

3.33 Core Strategy Policy H4 requires all new build housing to be built to 'Lifetime Homes' standards, and 10% to be wheelchair accessible or adaptable. This scheme, although it would provide new houses, involves the conversion of existing buildings rather than new build, so this policy does not strictly apply. However, the applicants have proposed alterations to the existing building to provide level access to units where feasible. Units 1- 4 have been designed to have accessible entrances from Broughton Road and from the mews area which provides access to Units 5-9 which area accessed from Stephendale Road. Once inside the units, the internal spaces would comply with Lifetime Homes standards. In these circumstances it is considered that reasonable attempts have been made to provide accessible homes and no objection is therefore raised under Policy H4 and the Council's Supplementary Planning Guidance "Access for All".

Highways and parking

3.34 The NPPF requires developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised; and development should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Policy 6.1, 6.3, 6.10, 6.11 and 6.13 of the London Plan sets out the intention to encourage consideration of transport implications as a fundamental element of sustainable transport, supporting development patterns that reduce the need to travel or that locate development with high trip generation in proximity of public transport services. The policies also provide guidance for the establishment of maximum car parking standards.

3.35 Core Strategy Policy T1 supports the London Plan. Policy TN13 states that the arising traffic generation of development will be assessed along with the contribution to traffic congestion. Policy TN15 requires new development to accord with the car parking standards set out in the Plan. UDP Standard S18 requires compliance with the Council's car parking standard except in exceptional circumstances. UDP Standard S18.1 sets out parking standards with respect to extensions, new build and change of use schemes, and refers to the specific parking standards set out in Table 12.1. Standard S18.2 states that the parking standards will normally be applied as set out, but when reducing a particular standard, the Council will need to be satisfied that the lesser provision will not contribute to the creation of unsafe traffic conditions, additional on-street parking stress or other problems of traffic management. Standard S19 provides detailed guidance on expectations for the overall layout of a car parking area and the dimensions of each space. Policies DM J2 and DM J3 of the submission DM DPD set out vehicle parking standards, which brings them in line with London plan standards and circumstances when they need not be met. The site has a PTAL score of 3 using Transport for London's methodology, indicating that it has a good accessibility to public transport.

3.36 The site has a frontage onto Broughton Road and an existing accessway onto Stephendale Road between no.161 and 163. The Stephendale Road access way has a

dropped kerb but is extremely narrow for vehicles. There are two dropped kerbs along the Broughton Road frontage, however, the eastern dropped kerb appears to serve a rear vehicle/pedestrian access for the adjacent site on the corner of the Broughton Road/Stephendale Road junction and therefore does not form part of the application site. The other dropped kerb is fronting the entrance to the previous library use and would have been for pedestrian access. Therefore the site has no existing vehicle access from Broughton Road and only a narrow vehicle/pedestrian access way from Stephendale Road. The site is within CPZ zone Z with parking restrictions Monday to Saturday 9am-5pm.

3.37 Given that the Stephendale Road access will only be used by pedestrians/cyclists the existing dropped kerb can be stopped up and the parking bays can be extended across this access point to create 1 additional on street parking space. The developer will be required to reinstate the existing crossover to footway level as well to extend the length of current parking bay. The extension of parking bays on Stephendale Road would offset the demand for the parking in the area. The work will be done by the council's contractor and at the developers expense including the amendment to the TRO. These works would be secured by a section 106 agreement.

3.38 Units 1-3 fronting Broughton Road are proposed to each have an integral garage, the rear 5 dwellings will not have any off street parking provision only a pedestrian access using the existing access onto Stephendale Road. It is considered given the size of the dwellings that the potential number of vehicles parked on street, as a result of the development not being subject to a car permit free restriction, can be accommodated. On balance it has been considered that the Highway Authority could not sustain a condition requiring a car permit free development.

3.39 The existing dropped kerb access fronting the previous main entrance to the library will be utilised by Unit 2 and will need to be reconfigured to comply with vehicular access specifications. However, the two additional dropped kerbs for units 1 and 3 will be needed. The proposals would result in the net loss of 1 on street parking space. Given that three of the properties would have their own garages creating off street parking and the existing overnight parking stress levels along the Broughton Road frontage are extremely low, it is not considered that the loss of 1 on street space would lead to increased parking stresses sufficient to warrant the refusal of planning permission.

3.40 The layout along the frontage has been amended to remove an integral garage at Unit 4 which failed to comply with visibility splays and the garage doors would not open out onto the highway (Condition 30). In order to assist pedestrians with disabilities, there are visual and audio alerts for the garage doors which will be secured by Condition 29 to warn of emerging vehicles. Given the guidance in Manual for Streets 2 in relation to the nature of Broughton Road it is not considered that a refusal reason could not be sustained regarding the layout of the garages. The amended proposals for plots 1-3 having off street parking provision, subject to the conditions, would accord with Policy TN4 and TN5 of the UDP.

3.41 Each unit would have covered, safe and secure cycle parking will be secured by condition in line London Plan: Policy 6.9, Table 6.3 (Condition 9).

Refuse and Recycling

3.42 London Plan Policy 5.16 outlines the Mayors approach to waste management. Core Strategy Policy CC3, UDP Policies EN17 and HO14 and the Storage of Refuse and Recyclables SPD sets out the Councils Waste Management guidance, requiring development to incorporate suitable facilities for the storage and collection of segregated waste. Details of storage space for refuse and recycling would be secured by condition. (Condition 8)

3.43 Demolition and Construction Management Plan (CMP) and Construction Logistics Plan (CLP) would be required to ensure that there is no harmful impact on neighbours and on the local highways network. The Demolition and CMP shall include demolition details, contractors' construction method statements, waste classification and disposal procedures and locations, dust and noise monitoring and control, provisions within the site to ensure that all vehicles associated with the construction works are properly washed and cleaned to prevent the passage of mud and dirt onto the highway, and other matters relating to traffic management to be agreed. The CLP shall be in accordance with Transport for London (TfL) requirements, which seeks to minimise the impact of construction traffic on nearby roads and restrict construction trips to off peak hours only. These would be secured by condition in accordance with UDP Policies EN19A, EN20A, EN20B, EN20C and EN21 and London Plan Policy 6.3. (Condition 3)

Energy efficiency

3.44 This proposal is not classified as a major application, and there is no requirement therefore to submit an energy statement however the Council does encourage sustainable and energy efficient development. In this case the applicants have submitted an Energy Statement detailing the energy efficient design measures to be integrated into the development.

3.45 The development will include passive design measures where possible to maximise natural daylight and solar gain; building materials with high levels of insulation performance will be used and the construction will achieve airtightness levels that more than meet the 2010 Building Regulation requirements. Energy efficient lighting will be installed and, where fitted, energy saving appliances will be used. The feasibility of using a communal Combined Heat and Power (CHP) system has been assessed for the site, but it would not be an efficient option, given the relatively small nature of the development. Instead of a communal system, individual, high efficiency gas boilers will be used to provide space and water heating requirements. 30 solar PV Panels will also be installed on the roof to generate electricity (details secured by Condition 25). These are calculated to reduce CO2 emissions by about 3 tonnes a year. The CO2 emissions associated with the development have been calculated to be just over 120 tonnes a year. This compares with 208 tonnes a year for the existing building, representing a substantial improvement in CO2 emissions. The implementation of the measures outlined in the Energy Statement would be secured by condition (Condition 22)

3.46 Overall, the approach taken on improving the energy efficiency levels for the development is acceptable for a development of this type and size, this approach is acceptable. In this respect the proposal is judged to comply with London Plan Policy 5.3, Core Strategy Policy H3 and Policy DM H2 of the submission DM DPD on sustainable design and construction, and Core Strategy policy CC1 and Policy DM H1 of the submission DM DPD on carbon reduction.

Sustainable design and construction

3.47 An EcoHomes assessment of the sustainability measures to be implemented as part of the refurbishment of the site has been submitted with the application. As well as the energy efficiency measures outlined above, water efficiency measures will be installed to help reduce water use; where new building materials are used, these will have good sustainability ratings according to the BREs 'Green Guide to Housing Specification' and materials and equipment used/installed will be low pollution options; dedicated waste and recycling storage facilities will be provided in the finished development (internal and external). Construction impacts will be minimised through membership of the Considerate Constructors Code and use of a Site Waste Management Plan which will be used to monitor, sort and recycle any construction waste.

3.48 Overall, the approach taken on improving the sustainability performance of the existing site is expected to produce a development that meets the 'very good' EcoHomes standard. This is acceptable and in line with the main London Plan and Core Strategy planning policies on sustainable design and construction.

3.49 A condition would be attached to secure the implementation of the measures outlined in the EcoHomes assessment (Condition 21).

Flood Risk and Sustainable Drainage

3.50 The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. London Plan Policy 5.11, 5.12, 5.13, 5.14 and 5.15 requires new development to comply with the flood risk assessment and management requirements of National Policy, including the incorporation of sustainable urban drainage systems, and specifies a drainage hierarchy for new development. Policy CC1 of the Core Strategy requires that new development is designed to take account of increasing risks of flooding. Policy CC2 of the Core Strategy states that new development will be expected to minimise current and future flood risk and that sustainable urban drainage will be expected to be incorporated into new development to reduce the risk of flooding from surface water and foul water. This is supported by Policy DM H3 of the submission DM DPD.

3.51 A Flood Risk Assessment (FRA) has been submitted with the application. This shows that the site is in the Environment Agency's Flood Zone 3, although it benefits from the flood protection provided by the Thames Barrier and local river wall defences. Only in a worst case scenario of a breach of local defences could flood waters from the Thames reach the site, although given the distance from the site to the Thames, there would be adequate time to evacuate or move to higher ground (e.g. first floor level) should such a breach ever occur. All sleeping accommodation is at first floor level and all properties have internal staircase for internal access. No basement level accommodation is planned. Reference is made in the FRA to using flood proof construction techniques where feasible, including retrofitting of measures. The proposals would be implemented in accordance with the submitted FRA to which the Environment Agency raised no objections (Condition 24).

3.52 In terms of surface water, the existing site is 100% impermeable and all surface water currently drains into the combines sewer system. The EcoHomes assessment states that it is assumed that the credit for reducing surface water run-off cannot be achieved as the development is a refurbishment project with limited external space, unsuitable for the installation of SUDS measures. However, all units feature private courtyards which could be provided with water butts for collection of rainwater for non-potable re-use. The ground floor plans also show that each dwelling has garden space which will provide permeable surfaces for surface water to soak into rather than being directed into the public sewer. The 'external corridor' that is used to access units 5-9 would include permeable paving which would be secured by Conditions 3 and 23.

Contaminated land

3.53 London Plan Policy 5.21, Core Strategy Policy CC4 and Policy DM H7 of the submission DM DPD states that the Council will support the remediation of contaminated land and that it will take measures to minimise the potential harm of contaminated sites and ensure that mitigation measures are put in place. This is supported by UDP Policies EN20A and EN21.

3.54 The Council's Environmental Quality Team has advised that potentially contaminative land uses, past or present, are understood to occur at, or near to, this site. In order to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works conditions would be attached to any permission requiring the assessment of contaminated land to be carried out. (Conditions 12 to 17 inclusive).

CIL

3.55 This development will be subject to a London-wide community infrastructure levy, charged at a rate of £50 per square metre for additional floor space in Hammersmith & Fulham. An estimate of £9,550 based on some 191 sqm of additional floorspace has been calculated. This will contribute towards the funding of Crossrail, and further details are available via the GLA website www.london.gov.uk. The GLA expect the Council, as the Collecting Authority, to secure the levy in accordance with London Plan Policy 8.3.

3.56 In dealing with planning applications, local planning authorities consider each on its merits and reach a decision based on whether the application accords with the relevant development plan, unless material considerations indicate otherwise. Where applications do not meet these requirements, they may be refused. However, in some instances, it may be possible to make acceptable development proposals which might otherwise be unacceptable, through the use of planning conditions or, where this is not possible, through planning obligations.

3.57 In addition London Plan Policy 8.2 recognises the role of planning obligations in mitigating the effects of development and provides guidance of the priorities for obligations in the context of overall scheme viability.

3.58 In accordance with Section 106 of the Town and Country Planning Act 1990 (As Amended) the applicant has agreed to enter into a legal agreement. The Legal Agreement will include the following Clauses:

- Developer to pay the cost of extending the re-instating the kerb, extending the parking bay along Stephendale Road and amendment to the TRO
- Developer to pay the cost of creating two dropped kerbs, altering parking bay along Broughton Road and amendment to TRO
- Developer to pay cost of reconfiguring the existing dropped kerb access fronting Broughton Road to comply with vehicular access specifications.

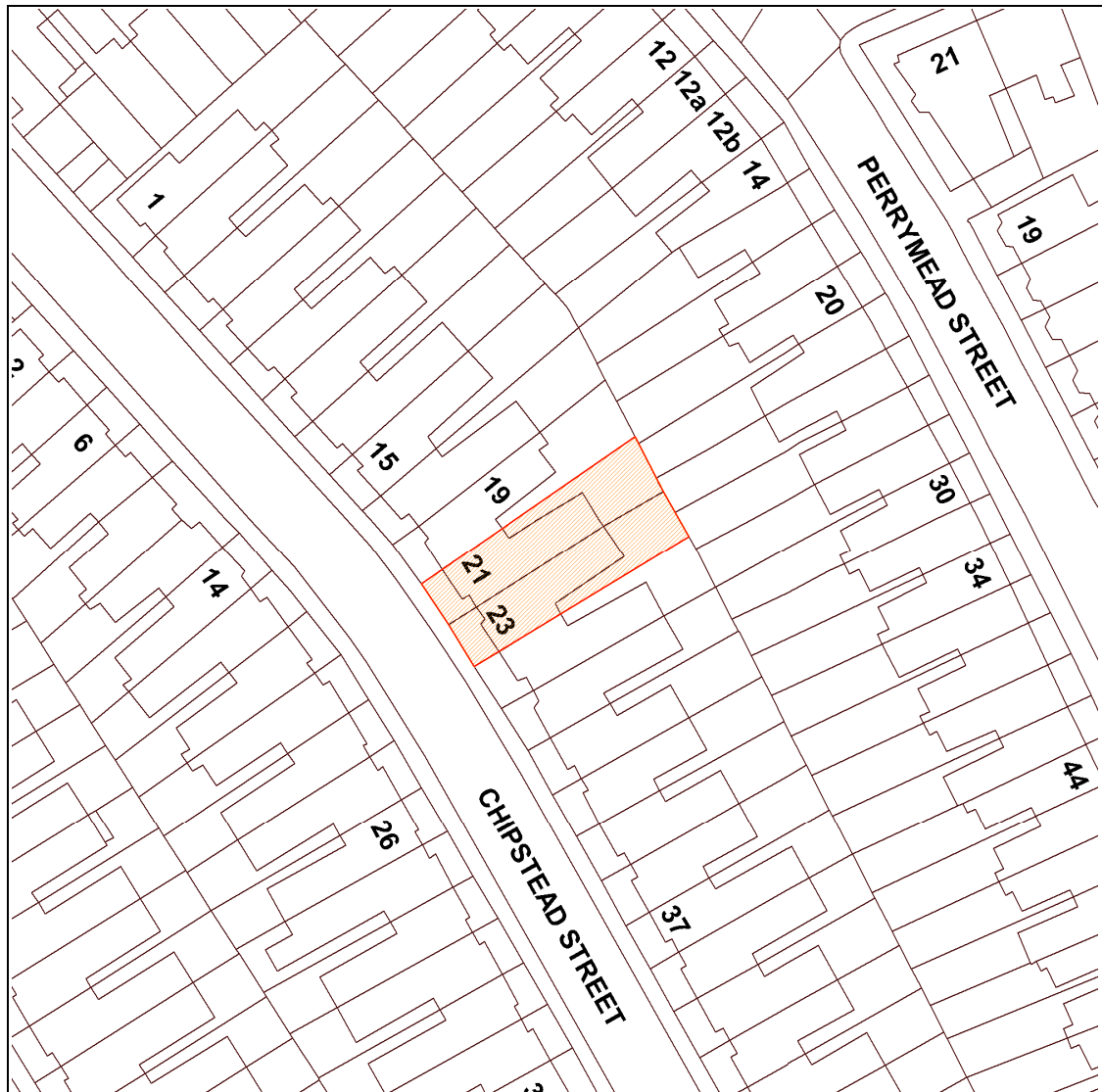
4.0 RECOMMENDATION

4.1 Grant planning permission subject to conditions and completion of a satisfactory legal agreement.

Ward: Parsons Green And Walham

Site Address:

21 & 23 Chipstead Street London SW6 3SR



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For identification purposes only - do not scale.

Reg. No:
2012/02285/FUL

Case Officer:
Aisling Carley

Date Valid:
13.07.2012

Conservation Area:
: Studdridge Street Conservation Area - Number 7

Committee Date:
16.10.2012

Applicant:

Mr Christopher Rencki And Mr Paul Leech
21 & 23 Chipstead Street London SW6 3SR

Description:

Erection of a rear extension at second floor level, on top of the existing back addition at 21 and 23 Chipstead Street.

Drg Nos:

Application Type:

Full Detailed Planning Application

Officer Recommendation:

That the application be refused for the following reason(s):

- 1) The proposed development is considered to be unacceptable in the interests of visual amenity. More particularly the extension, by virtue of its bulk, design and location would constitute an inappropriate and discordant feature which would result in an overdominant back addition out of keeping with the architectural character and appearance of the application property, and the terrace of which it forms a part. The proposal would harm the character and appearance of the Studdridge Street Conservation Area which the Council considers desirable to preserve or enhance in compliance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. In this respect, the proposal is contrary to Policies EN2 and EN8B of the Unitary Development Plan, as amended 2007 and 2011 and Policy BE1 of Core Strategy 2011.
- 2) The proposed development is considered to be unacceptable in the interests of residential amenity. More particularly, the extension by virtue of its bulk, design, location and relationship to neighbouring residential properties would constitute an inappropriate and unneighbourly form of development that would harm the existing amenities of the occupiers of those properties as a result of loss of light and outlook and an increased sense of enclosure, contrary to Policy EN8B and Standards S12.2 and S12.3 of the Unitary Development Plan, as amended 2007 and 2011.

All Background Papers held by Michael Merrington (Ext: 3453):

Application form received: 12th July 2012

Drawing Nos: see above

Policy Documents: The London Plan 2011
Unitary Development Plan as amended 2007 and 2011
Core Strategy 2011

Consultation Comments:

Comments from:

Dated:

Neighbour Comments:

Letters from:

Dated:

1.0 BACKGROUND

1.1 The application site relates to two adjoining 2 - storey terraced properties (No. 21 and No.23), within the Studdridge Street Conservation Area. Both properties are single dwellings and are located on the eastern side of Chipstead Street. The site is located in Flood Risk Zone 2 and 3. The properties are subject to an Article IV Direction.

1.2 Relevant Planning History:

1.3 21 Chipstead Street:

1984/00595/FUL: Erection of a front and rear roof extension. (Permission granted.)

1986/02410/FUL: Excavation of the front garden area to form a lightwell. (Permission granted.)

1992/00580/FUL: Renewal of planning permission dated 5 June 1987 (RN/86/02410) relating to the excavation of the front garden area to form a lightwell. (Permission granted.)

2005/03031/FUL: Erection of a single storey rear extension, to the side of the existing back addition; excavation of the front garden to enlarge the existing lightwell involving the installation of an external staircase to the basement; enlargement of the existing basement. (Permission granted.)

2011/03956/FUL: Erection of a rear extension at second floor level, on top of existing back addition. (Permission granted.)

1.4 23 Chipstead Street:

1973/01455/HIST: Retention of a basement light well at the front of the property in connection with the use of the basement for non habitable purposes.

1982/02096/FUL: Erection of rear extension at first floor level. (Permission granted).

2004/02834/FUL: Erection of a front and rear roof extension; erection of a single storey rear extension, to the side of the existing back addition; excavation of the front and rear lightwells, in connection with the enlargement of the basement. (Permission granted).

1.5 The current application is for the erection of a rear extension at second floor level, on top of the existing back addition at 21 and 23 Chipstead Street.

2.0 PUBLICITY AND CONSULTATIONS

2.1 9 individual notification letters have been sent to neighbouring residential properties in Chipstead Street and Perrymead Street. No representations have been received in response to these notifications.

3.0 PLANNING CONSIDERATIONS

3.1 The issues in this case are whether the proposed development is acceptable in the context of policies and standards of the Unitary Development Plan (UDP) as amended 2007 and 2011 and the Core Strategy 2011, with particular regard to its impact on visual amenity and impact on the existing amenities of the occupiers of neighbouring residential properties. UDP Policies and Standards that are applicable to the current proposal include Policies EN2 and EN8B, and Standards S12 and S13. Core Strategy 2011, Policy BE1 is also applicable.

3.2 Design and Appearance (No. 21 and No. 23 Chipstead Street):

3.3 Policy EN2 requires developments to preserve and enhance the character and appearance of the conservation area. Particular regard will be given to the design of the development and its relationship to the existing building, adjoining buildings, the street scene and open spaces. Policy EN8B states that 'all extensions and alterations to existing buildings should be compatible with the scale and character of existing development, its neighbours and its setting'. The policy further states that 'in most cases, these will be subservient to the original building' whilst the justification to the policy states that 'extensions should never dominate the parent building'. The justification to the policy further states that 'extensions should comprise no more than half of the width of the rear of the property and should not rise higher than one storey beneath the main eaves or parapet line'; and also that, 'where a distinct rhythm of rear extensions exists, any new proposals should follow the existing scale and character'.

3.4 Policy BE1 of the Core Strategy states development throughout the borough should be of the highest standard of design and respect the local context and character.

3.5 The proposed extensions at second floor level would be both more than half of the width of the rear of the property and would rise higher than one storey beneath the main eaves or parapet line contrary to the justification of Policy EN8B.

3.6 The justification for Policy EN8B clearly states 'where a distinct rhythm of rear extensions exists any new proposals should follow the existing scale and character. No. 21 and No. 23 Chipstead Street are part of a terrace of 34 properties. Since 2007, 11 of the 34 properties: No. 15 (2008), No. 21 (2011), No. 31 (2012), No. 37 (2008), No. 41 (2009), No. 43 (2011), No. 49 (2009), No. 57 (2008), No. 59 (2008), No. 63 (2011), No. 67 (2008), have been granted planning permission to erect rear extensions on top of the existing back additions where the extensions would be no more than 50% of the existing back addition creating a distinct rhythm of development. The extensions at No.21 and No. 23 Chipstead Street would span the majority of the roof area of the existing back addition; measuring 6.6metres deep by 3.8 metres wide (as measured from the existing eaves level of the back addition).

3.7 In this form the proposed development is considered to be unacceptable in the context of visual amenity. By virtue of the bulk and design of the extensions and the location at second floor level it is considered that the proposals would constitute a discordant feature and result in an over-dominant back addition out of keeping with the architectural character and appearance and result in an erosion of the uniform appearance of the application terrace of which it forms a part, contrary to Policy EN8B of the UDP.

3.8 Furthermore, if permitted it is considered that the development would harm the character and appearance of the Studdridge Street conservation area, contrary to Policy EN2 of the Unitary Development Plan, as amended 2007 and 2011, which the Council considers it desirable to preserve or enhance in compliance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy BE1 of the Core Strategy 2011.

3.9 It should be noted that the applicant was provided with the opportunity to amend the proposed schemes to 50% of the existing back addition, to reflect the character and appearance of the streetscape but declined to do so.

3.10 Effects on Neighbouring Residential Amenity:

3.11 Standard 12.1 states 'no extension will normally be acceptable (including an external staircase or similar structure) if it would result in infringing an angle of 45 degrees to the rear boundary at a height of 2 metres.' In this case, the gardens of No. 21 and No. 23 are extensive, 8.18m and 7.89m metres respectively. As a result, the proposed extensions would not infringe an angle of 45 degrees as measured from a 2 metre height at the rear boundary, complying with Standard S12.1.

3.12 Standard S12.2 states 'Any extension of the roof of the back addition must enable an unobstructed angle of 45 degrees to be achieved to any window to a room other than bathroom or toilet on the ground floor of the opposing back addition if that forms the sole window to that room'.

3.13 The existing height of the side elevation of the back addition of 21 Chipstead Street is in breach of this standard. The proposal would raise the height of the side elevation even with a 70 degree mansard and would significantly worsen the existing

situation. Given the distance from the nearest affected window (3metres) at 19 Chipstead Street, together with the excessive depth, scale and bulk of the proposed second floor extension would represent an inappropriate and unneighbourly form of development that would be harmful to the existing amenities of the occupiers of No. 19 Chipstead Street as a result of loss of daylight, contrary to Standard S12.2.

3.14 Conversely, No. 25 Chipstead Street has erected a single storey extension at ground floor level to the side of its back addition, which would negate any impact from the proposed extension at No.23 Chipstead Street. Accordingly no objection is raised under Standard S12.2 of the UDP.

3.15 Standard S12.3 'Outlook from Windows in Adjoining Property' states "the prospect afforded by any window in the main part of the building should not be significantly worsened as a result of any proposed extension built at a higher level than the level of the floor containing the affected window. The angle of unobstructed visibility for this purpose shall not be reduced by more than 15%. Where no rear addition currently exists at the level of the extension then on-site judgement will be a determining factor in assessing the effect which the extension will have on the amenities of the neighbouring properties."

3.16 In this case, there is currently no extension above the back addition at No. 21 and No. 23 Chipstead Street. The proposed extensions would be some 1.5 metres from the party boundary with No. 19 and No. 25 Chipstead Street (some 2.25 metres from the nearest habitable room window at first floor level). In this respect, given the distance from the nearest affected window, together with the excessive depth, scale and bulk of the proposed extension Officer's consider the development would represent an inappropriate and unneighbourly form of development that would be harmful to the existing amenities of the occupiers of No. 19 and No. 23 Chipstead Street as a result of loss of outlook and an increased sense of enclosure, contrary to Standards S12.3.

3.17 Standard 13.1 stipulates that to safeguard against overbearing and over-dominating development a general standard can be adopted by reference to a line produced at an angle of 45 degrees from a point 2 metres above the adjoining ground level of the boundaries of the site where it adjoins residential properties. On sites that adjoin residential properties that have rear gardens of less than 9 metres in length this line should be produced at 45 degrees from a point at ground level on the boundary of the site where it adjoins residential properties. If any part of the proposed building extends beyond these lines then on-site judgement will be a determining factor in assessing the effect which the extension will have on the existing amenities of neighbouring properties. The gardens of No. 22 - No. 26 Perrymead Street, directly to the rear of No. 21 and No.21 Chipstead Street are some 14m in length. As such, the proposed extensions would not infringe an angle of 45 degrees as measured from a 2 metre height at the rear boundary, complying with Standard S13.1.

3.18 Standard S13.2 is concerned with the protection of privacy, and requires new windows should be positioned so that the distance to any residential windows is not less than 18 metres as measured by an arc of 60 degrees taken from the centre of the proposed new window.

3.19 The proposed rear extensions on top of the existing back additions at No. 21 and No. 23 have been designed with windows in the side elevations which would be positioned some 3 metres from the nearest habitable windows of No. 19 and No. 25

Chipstead Street. Details have not been provided to demonstrate that no loss of privacy will occur. As a result, Officers' consider the proposed extension would create an additional opportunity for overlooking detrimental to the privacy of those properties, failing to comply with Standard 13.2.

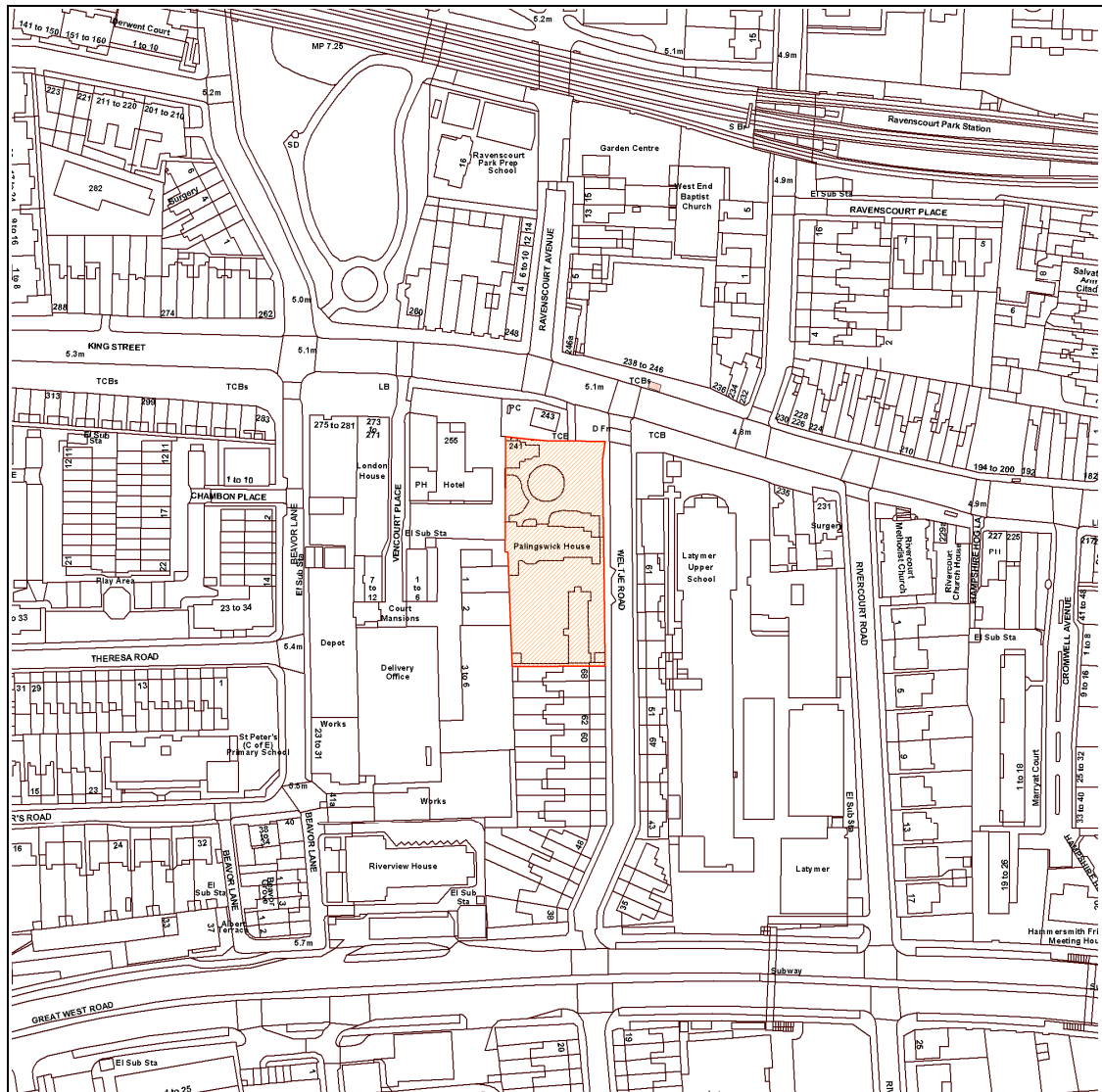
4.0 RECOMMENDATION

4.1 Refuse permission.

Ward: Ravenscourt Park

Site Address:

Palingswick House 241 King Street London W6 9LP



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Reg. No:
2012/02503/FUL

Case Officer:
Neil Egerton

Date Valid:
01.08.2012

Conservation Area:

Committee Date:
16.10.2012

Applicant:

West London Free School Academy Trust
C/O Agent

Description:

Use of the property as a school, including the retention and refurbishment of Palingswick House and the Superintendent's House/The Lodge and the erection of a 4-storey building to the south for an assembly hall, kitchen/dining, classrooms etc following demolition of the 2-storey 'classroom block' on Weltje Road (next to 68 Weltje Road); removal of existing vehicular access point onto Weltje Road. (Total secondary school floor area to be provided c.4,300 sq.m.)

Drg Nos: D 0002 Rev P2, D 0100 Rev P3, D 0101 Rev P3, D 0104 Rev P3, D 0103 Rev P4, D 0102 Rev P3, D 0102 Rev P3, D 0131 Rev P4, D0133 Rev P2, D0135 Rev P1, D 0142 Rev P3.

Application Type:

Full Detailed Planning Application

Officer Recommendation:

That the Committee resolve that the Executive Director of Transport and Technical Services be authorised to determine the application and grant permission subject to the condition(s) set out below and upon the completion of a satisfactory legal agreement:

- 1) The development hereby permitted shall not commence later than the expiration of 3 years beginning with the date of this planning permission.

Condition required to be imposed by section 91(1)(a) of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).

- 2) The building development shall not be erected otherwise than in accordance with the detailed drawings which have been approved: D 0002 Rev P2, D 0100 Rev P3, D 0101 Rev P3, D 0104 Rev P3, D 0103 Rev P4, D 0102 Rev P3, D 0102 Rev P3, D 0131 Rev P4, D0133 Rev P2, D0135 Rev P1, D 0142 Rev P3.

In order to ensure full compliance with the planning application hereby approved and to prevent harm arising through deviations from the approved plans, in accordance with Policies EN2B, EN6 and EN8 of the Unitary Development Plan, as amended 2007 and 2011 and Policy BE1 of the Core Strategy 2011.

- 3) Prior to the commencement of works above ground details of all external materials to be used in the construction of the Weltje Road Block, shall be submitted to and approved in writing by the council. The development shall be carried out in accordance with the approved details.

In order that the Council may be satisfied as to the details of the development in the interests of visual amenity of the area in accordance with policies EN2B, EN6 and EN8 of the Unitary Development Plan as amended 2007 and 2011 and Policy BE1 of the Core Strategy 2011.

- 4) Any material changes to the external appearance of the building, including the installation of air-handling units, ventilation fans or extraction equipment, not shown on the approved drawings must first be submitted and approved in writing by the Council prior to their installation.

To ensure a satisfactory external appearance and prevent harm to the street scene, and to safeguard the amenities of neighbouring residential occupiers, in accordance with Policies EN8, EN20A, EN20B and EN21 of the Unitary Development Plan, as amended 2007 and 2011.

- 5) Any alterations to the elevations of the existing building shall be carried out in matching materials to the existing elevation to which the alterations relate.

To ensure a satisfactory external appearance, in accordance with policies EN2B, EN6 and EN8 of the Unitary Development Plan, as amended 2007 and 2011.

- 6) The number of pupils enrolled and accommodated at the school shall not exceed 600 at any one time.

In order to safeguard the amenities of neighbouring occupiers and the area generally, in accordance with Policy EN21 of the Unitary Development Plan, as amended 2007 and 2011.

- 7) The use of the proposed building hereby permitted shall be as a school, and for no other purpose (including any other purpose within Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

In granting this permission, the Council has had regard to the special circumstances of the case. Certain other uses within the same use class would be unacceptable due to the effect on residential amenity or traffic generation, in accordance with Policies EN21 and TN15 of the Unitary Development Plan as amended 2007 and 2011.

- 8) The development hereby permitted shall not be occupied or used until full details of a School Management Plan for the new school has been submitted to and approved in writing by the Council. Upon the commencement of the use, the School Management Plan shall be implemented in full compliance with the approved details, and shall thereafter continue to be fully implemented whilst the use remains in operation. Such details shall include information on the school

hours of use and how arrivals/departures could be staggered; the number and times of recreation breaks; and a plan for staff supervision at arrival and leaving times and recreation times.

To ensure that the use does not generate an excessive number of car trips, or result in loss of amenity to neighbouring residents in terms of noise and disturbance, in accordance with Policy T1 of the Core Strategy 2011 and policies TN15, EN20C and EN21 of the Unitary Development Plan as amended 2007 and 2011.

- 9) Prior to commencement of the development hereby approved, a demolition method statement and a construction logistics plan shall be submitted to and approved in writing by the Council. Details shall include control measures for dust, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 0800-1800hrs Mondays to Fridays and 0800-1300hrs on Saturdays, advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. The details shall also include the numbers, size and routes of construction vehicles, provisions within the site to ensure that all vehicles associated with the construction works are properly washed and cleaned to prevent the passage of mud and dirt onto the highway, and other matters relating to traffic management to be agreed. Approved details shall be implemented throughout the project period.

To ensure that construction works do not adversely impact on the operation of the public highway, and that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting or other emissions from the building site, in accordance with Policies TN8, TN13, EN20A, EN20B, EN20C and EN21 of the Unitary Development Plan, as amended 2007 and 2011.

- 10) Prior to occupation of the development hereby approved, a Refuse and Servicing Management Plan shall be submitted to and approved in writing by the Council. Details shall include the weekly numbers and times of deliveries and collections, the size of vehicles to be used and details of off-loading locations and vehicle movements. The use shall thereafter be carried out in accordance with the agreed details.

To ensure that the refuse collection and servicing requirements of the school will not adversely impact on the operation of the public highway and to ensure that the amenity of occupiers of the surrounding premises are not adversely affected by noise, in accordance with Policies TN8, TN13, EN20A, EN20B and EN21 of the Unitary Development Plan, as amended 2007 and 2011

- 11) The development hereby permitted shall not be occupied or used until the required cycle parking provision as shown on the approved drawings has been implemented in the phased manner set out in the School Travel Plan. The cycle parking shall thereafter be permanently retained.

To ensure the provision and permanent retention of the cycle parking spaces for parking purposes, in accordance with Policy TN6 and Standard S20 of the Unitary Development Plan, as amended 2007 and 2011.

- 12) No development shall take place until details of the fenestration to the Weltje Road block, including opening styles have been submitted to and approved in writing by the council. The development shall be carried out in accordance with the approved details and be permanently retained.

In order that the Council would be satisfied as to the details of the development in the interests of visual amenity of the area in accordance with policies EN2B, EN6 and EN8 of the Unitary Development Plan as amended 2007 and 2011 and Policy BE1 of the Core Strategy 2011.

- 13) Details of the brick colour and bond, mortar mix, and colour and pointing style to the Weltje Road block shall be submitted for the council's approval, prior to which a brick sample panel showing the proposed details shall be erected onsite for the Councils inspection. The details as approved shall be implemented and thereafter retained.

In order that the Council would be satisfied as to the details of the development in the interests of visual amenity of the area in accordance with policies EN2B, EN6 and EN8 of the Unitary Development Plan as amended 2007 and 2011 and Policy BE1 of the Core Strategy 2011.

- 14) The development shall not commence until a statement of how 'Secured by Design' requirements are to be adequately achieved has been submitted to and approved in writing by the Council. The approved details shall be carried out prior to occupation or use of the development hereby approved and permanently maintained thereafter.

To ensure a safe and secure environment for users of the development, in accordance with Policy EN10 of the Unitary Development Plan, as amended 2007 and 2011.

- 15) Prior to the implementation of the relevant works details of materials of screens to the roof top playground and external staircases on the southern elevation of the Weltje Road block, shall be submitted to and approved in writing by the council. The development shall be carried out in accordance with the approved details prior to occupation of the development, and thereafter be permanently retained.

In order that the Council would be satisfied as to the details of the development in the interests of visual amenity of the area in accordance with policies EN2B, EN6 and EN8 of the Unitary Development Plan as amended 2007 and 2011 and Policy BE1 of the Core Strategy 2011.

- 16) The development hereby permitted shall not commence prior to the submission and approval in writing by the Council of details in plan, section and elevation (at a scale of not less than 1:20) of the following matters, and no part of the development shall be used or occupied prior to the completion of that part of the development in accordance with the approved details.

a) typical bay of the Weltje Road frontage block.

To ensure a satisfactory external appearance and prevent harm to the street scene, in accordance with Policies EN2B, EN6 and EN8 of the Unitary Development Plan, as amended 2007 and 2011, and Policy BE1 of the Core Strategy 2011.

- 17) No demolition or development shall take place until a photographic record has been made of all of the site and all three Buildings of Merit, and the record has been submitted to and approved in writing by the Council. A copy of the approved photographic record shall be lodged with the Borough Archives.

To ensure that a proper record is made of the buildings prior to their demolition and so that this information is made available to the appropriate statutory bodies, in accordance with Policies EN2B, EN6 and EN8 of the Unitary Development Plan as amended 2007 and 2011, and Policy BE1 of the Core Strategy 2011.

- 18) The development hereby permitted shall not be occupied until details of the siting, design and wording for a commemorative plaque with information on the history of the property have been submitted to and approved in writing by the council. The permitted use shall not commence until such details as have been approved have been implemented and thereafter permanently retained.

In order to ensure that the historic identity of the site is commemorated as a point of reference for the future, in accordance with Policies EN2 and EN6 of the Unitary Development Plan, as amended 2007 and 2011.

- 19) None of the significant interior features of Palingswick House, including fireplaces, ceiling and cornice decoration shall be removed without the prior written consent of the Council. Details of the proposed removal and any re-use of such features shall be submitted to and approved in writing by the Council prior to any removal and re-use works commencing, and such details as approved shall be implemented in accordance with the approved details.

In order to ensure that the original internal features of this building of merit are salvaged or reused for the future, in accordance with policy EN6 of the Unitary Development Plan as amended 2007 and 2011.

- 20) Prior to the commencement of the hard and soft landscaping works, details and samples of all hard and soft landscaping, including details of replacement tree planting, paving and external hard surfaces, boundary walls, together with details

of the reinstatement of the brick piers to the King Street entrance following completion of construction works, shall be submitted to and be approved in writing by the Council. No part of the development shall be occupied prior to the implementation of the approved details and they shall thereafter be permanently retained.

To ensure a satisfactory external appearance, in accordance with policies EN2B, EN6 and EN8 of the Unitary Development Plan, as amended 2007 and 2011.

- 21) The angle of the solar panels to the surface of the flat roof shall not exceed that shown on approved drawing: D0120 Rev P3.

In order that the Council may be satisfied as to the details of the development in the interests of visual amenity of the area in accordance with policies EN2B, EN6 and EN8 of the Unitary Development Plan as amended 2007 and 2011 and Policy BE1 of the Core Strategy 2011.

- 22) The four new windows proposed at ground, first, second, third and roof levels in the south-facing elevation of the Weltje Road block, as indicated on approved drawing D 0131 Rev P4, shall be designed to be non-opening and glazed with obscure glass, a sample of which shall be submitted to and approved in writing by the Council before development commences. The rooms shall not be occupied or used until the obscure glazing as approved has been installed as approved and the windows shall be permanently retained in this form thereafter.

To prevent loss of amenity to neighbouring properties as a result of overlooking and loss of privacy, in accordance with Standard S13.2 of the Unitary Development Plan as amended 2007 and 2011

- 23) Prior to use of the development, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from any plant / machinery / equipment and / or any extract / ventilation system and ducting and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from any such noise sources will be lower than the lowest existing background noise level by at least 10dBA, as assessed according to BS4142:1997 at the nearest and / or most affected noise sensitive premises, with all noise sources operating together at maximum capacity. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise from plant / mechanical installations / equipment, in accordance with Policies EN20A, EN20B and EN21 of the Unitary Development Plan, as amended 2007 and 2011.

- 24) Prior to occupation, machinery, plant or equipment, extract/ ventilation system and ducting at the development shall be mounted with proprietary anti-vibration

isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by vibration, in accordance with Policies EN20A, EN20B and EN21 of the Unitary Development Plan, as amended 2007 and 2011.

- 25) No tannoy or public address systems shall be used unless details have been submitted to and approved in writing by the Council. Approved details shall be implemented prior to use and thereafter be permanently retained.

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, in accordance with Policies EN20A, EN20B and EN21 of the Unitary Development Plan, as amended 2007 and 2011.

- 26) The external games areas shall not be used other than between the hours of 08:00 - 18:00 Monday to Friday, 09:00 - 13:00 on Saturdays and at no time on Sunday and Public/Bank Holidays.

To ensure that the amenity of occupiers surrounding premises is not adversely affected by noise from activities or people at or leaving the site, in accordance with Policies EN20A, EN20B and EN21 of the Unitary Development Plan, as amended 2007 and 2011.

- 27) Neither music nor amplified voices emitted from the development shall be audible at any residential / noise sensitive premises.

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, in accordance with Policies EN20A, EN20B and EN21 of the Unitary Development Plan, as amended 2007 and 2011.

- 28) Prior to occupation of the development hereby permitted, details shall be submitted to and approved in writing by the Council, of the installation, operation, and maintenance of odour abatement equipment and extract system, including the height of the extract duct and vertical discharge outlet, in accordance with the 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' January 2005 by DEFRA. Approved details shall be implemented prior to occupation and thereafter be permanently retained.

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by cooking odour, in accordance with Policies EN20A and EN21 of the Unitary Development Plan, as amended 2007 and 2011.

- 29) The use of the upper ground floor 'play area' as indicated on approved drawing D 0101 Rev P3, shall not commence prior to the submission and approval in writing

by the local planning authority of details of an acoustic screen to be installed on the southern boundary, and the screen as approved must be installed prior to the use of the flat roof and thereafter be permanently retained.

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise from activities or people using the upper ground floor outdoor play area, in accordance with Policies EN20A, EN20B and EN21 of the Unitary Development Plan, as amended 2007 and 2011.

- 30) The development hereby permitted shall not commence until full details of how the development accords with the Council's 'Access for All' Supplementary Planning Document has been submitted to and approved in writing by the Council. The development shall be implemented in accordance with the approved details and thereafter permanently retained as such.

To ensure that the proposal provides an inclusive and accessible environment in accordance with the Council's 'Access for All' Supplementary Planning Document and London Plan Policy 7.2 2011.

- 31) Other than the external play area at first floor level on the southern side of the building as indicated on the approved drawings, no alterations shall be carried out to the flat roofs of the buildings to create a terrace or other amenity space. No railings or other means of enclosure shall be erected around the roofs and no alterations shall be made to form access onto the roof.

The formation/use of a terrace would be harmful to the existing amenities of the occupiers of neighbouring residential properties as a result of overlooking and loss of privacy and the generation of noise and disturbance, contrary to Policy EN21 and Standards S13.2 and S13.2A of the Unitary Development Plan, as amended 2007 and 2011.

- 32) The external staircase at the southern end of the Weltje Road block shall only be used as a means of escape in the case of emergencies, or for maintenance purposes only.

In order to ensure full compliance with the planning application hereby approved and to prevent harm to the existing amenities of the occupiers of neighbouring properties as a result of overlooking and loss of privacy and the generation of noise and disturbance, in accordance with Policy EN21 and Standard 13.2 of the Unitary Development Plan, as amended 2007 and 2011.

- 33) No coaches/mini-buses associated with the school shall park, wait, load or unload passengers from or on to Weltje Road.

To ensure that the operation of the development does not add to parking congestion or obstruct the free flow of traffic in the area, and does not harm the existing amenities of the occupiers of neighbouring residential properties, in

accordance with policies Policy EN20A, EN21, TN13 and TN15 and standard S18 and S19 of the Unitary Development Plan, as amended 2007 and 2011, and Policy T1 of the Core Strategy 2011.

- 34) No part of the development hereby approved shall be occupied prior to the provision of the refuse/recycling storage enclosure, as indicated on the approved drawing D 0100 Rev P3. All refuse/recycling generated by the development hereby permitted shall be stored within this enclosure and it shall be permanently retained for these purposes.

To ensure that the use does not give rise to smell nuisance and to prevent harm to the street scene arising from the appearance of accumulated rubbish, in accordance with Policy EN17 of the Unitary Development Plan, as amended 2007 and 2011, and the Council's Storage of Refuse and Recyclables Supplementary Planning Document.

- 35) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order no aerials, antennas, satellite dishes or related telecommunications equipment shall be erected on any part of the development hereby permitted.

To ensure that the visual impact of telecommunications equipment, including its impact on the adjacent conservation area, can be considered in accordance with Policies EN2B, EN6, EN8 and EN8B of the Unitary Development Plan, as amended 2007 and 2011.

- 36) Pursuant to Article 3(1) and the provision of Article 3(2) of the Town and Country Planning (General Permitted Development) Order 1995, Part 32 of Schedule 2 of the said Order (being development within the curtilage of Schools, Colleges, Universities and Hospitals) (or any Order revoking or re-enacting that Order with or without modification) shall not apply to the school site to which this planning permission relates, and no such development within the curtilage of the school shall take place without planning permission first being obtained.

To enable the Council to retain control over any future development in view of the overall design and integrated appearance of the scheme and the effect of any such development on the external recreational areas of the school and the amenities of the surrounding properties, in accordance with policies EN2B, EN6 and EN8 of the Unitary Development Plan, as amended 2007 and 2011.

- 37) The development hereby permitted shall not be occupied until the surface water drainage scheme, based on the details submitted within the Flood Risk Assessment (dated July 2012), and the subsequent information from Robert West

(received 17/09/12) have been implemented. These measures shall thereafter be permanently retained and maintained.

To prevent any increased risk of flooding and to ensure the satisfactory storage of/disposal of surface water from the site in accordance with Policy CC2 of the Core Strategy 2011 and Policy 5.13 of The London Plan 2011.

- 38) The development hereby permitted shall not be occupied before implementation of the energy efficiency and renewable energy measures detailed in the submitted Energy Strategy (Willmot Dixon Construction Energy strategy Report dated 25/09/12). All details shall be implemented prior to occupation or use of the development hereby permitted, and thereafter permanently retained.

To ensure a satisfactory external appearance and the integration of energy generation from renewable sources, consistent with the Mayor's sustainable design objectives in accordance with Policy EN8 of the Unitary Development Plan, as amended 2007 and 2011, and Policies 5.1, 5.2, 5.3 and 5.7 of The London Plan (2011), and Core Strategy (2011) Policies BE1 and CC1.

- 39) No development shall commence until a preliminary risk assessment report is submitted to and approved in writing by the Council. This report shall comprise: a desktop study which identifies all current and previous uses at the site and surrounding area as well as the potential contaminants associated with those uses; a site reconnaissance; and a conceptual model indicating potential pollutant linkages between sources, pathways and receptors, including those in the surrounding area and those planned at the site; and a qualitative risk assessment of any potentially unacceptable risks arising from the identified pollutant linkages to human health, controlled waters and the wider environment including ecological receptors and building materials. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. The condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011.

- 40) No development shall commence until a site investigation scheme is submitted to and approved in writing by the Council. This scheme shall be based upon and target the risks identified in the approved preliminary risk assessment and shall provide provisions for, where relevant, the sampling of soil, soil vapour, ground gas, surface and groundwater. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. The condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011.

- 41) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until, following a site investigation undertaken in compliance with the approved site investigation scheme, a quantitative risk assessment report is submitted to and approved in writing by the Council. This report shall: assess the degree and nature of any contamination identified on the site through the site investigation; include a revised conceptual site model from the preliminary risk assessment based on the information gathered through the site investigation to confirm the existence of any remaining pollutant linkages and determine the risks posed by any contamination to human health, controlled waters and the wider environment. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. The condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011.

- 42) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until, a remediation method statement is submitted to and approved in writing by the Council. This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved quantitative risk assessment. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. The condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011.

- 43) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until the approved remediation method statement has been carried out

in full and a verification report confirming these works has been submitted to, and approved in writing, by the Council. This report shall include: details of the remediation works carried out; results of any verification sampling, testing or monitoring including the analysis of any imported soil; all waste management documentation showing the classification of waste, its treatment, movement and disposal; and the validation of gas membrane placement. If, during development, contamination not previously identified is found to be present at the site, the Council is to be informed immediately and no further development (unless otherwise agreed in writing by the Council) shall be carried out until a report indicating the nature of the contamination and how it is to be dealt with is submitted to, and agreed in writing by, the Council. Any required remediation shall be detailed in an amendment to the remediation statement and verification of these works included in the verification report. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. The condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011.

- 44) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until an onward long-term monitoring methodology report is submitted to and approved in writing by the Council where further monitoring is required past the completion of development works to verify the success of the remediation undertaken. A verification report of these monitoring works shall then be submitted to and approved in writing by the Council when it may be demonstrated that no residual adverse risks exist. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. The condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011.

- 45) Prior to commencement, details shall be submitted for approval in writing by the council of an air pollution mitigation scheme. The recommendations made shall be implemented prior to the use and occupation of the school, and thereafter be permanently retained.

In order to ensure that the development complies with the requirements of London Plan policy 7.14 on air quality and to ensure that the development minimises exposure to local pollution levels.

- 46) Prior to the commencement of the development, full details of the fencing to the ground floor multi use games area (MUGA) shall be submitted to and approved in writing by the council. Such details shall include the colour and style/design of the mesh fencing. The development shall be carried out in accordance with the details as approved and thereafter permanently retained.

In order that the council can be satisfied as to the details of the development in the interests of visual amenity, in accordance with policies EN2B, EN6 and EN8 of the Unitary Development Plan as amended 2007 and 2011.

Justification for Approving the Application:

1. Land Use: The proposed development would involve the redevelopment of an existing vacant site, for use as a school. A new school would enhance the provision for educational needs within the borough. The proposed development would also provide facilities for dual use by the community which would be secured in a legal agreement. It is thus considered that the proposal complies with Policies CS8 and CS12 of the Unitary Development Plan as amended 2007 and 2011, Policy CF1 of the Core Strategy, and Policy 3.18 of The London Plan 2011.

2. Design and Conservation: Palingswick House and the Lodge, which are both buildings of merit, would be retained in this proposal. It is considered that the loss of the classroom block is acceptable as the proposed replacement building would be appropriate in scale, height, mass, proposed materials and design. The building would be designed to meet educational needs, whilst also presenting a suitable response to the context of Palingswick House and the surrounding street scene. Policies EN2B, EN6 and EN8 of the Unitary Development Plan as amended 2007 and 2011, Policy BE1 of the Core Strategy 2011, and Policies 7.4, 7.6 and 7.8 of the London Plan 2011 would therefore be satisfied.

3. Highways matters: There would be no adverse impact on traffic generation and the scheme would not result in congestion of the primary road network. The proposed alterations to the highway would increase the capacity for on-street parking to an unacceptable level, and this would be secured in a legal agreement. Measures to minimise car trips to school would be contained within a School Travel Plan, and secured by a legal agreement. Satisfactory provision would be made for cycle parking. Adequate provision for servicing and the storage and collection of refuse and recyclables would be provided. The proposal is thereby in accordance with Policy T1 of the Core Strategy 2011 and policies EN17, TN4, TN6, TN13, TN15 and TN28 and Standards S18.1, S19, S20.1, S22, S23 of the Unitary Development Plan as amended 2007 and 2011

4. Residential Amenity: The impact of the proposed development upon adjoining occupiers is considered acceptable. Due to the relationship and design of the proposed building to residential neighbours and its position, height and bulk within the streetscene it is not considered that the proposal would materially affect the outlook and light to neighbouring properties. Residents' privacy would not be affected to an unacceptable degree. Measures would also be secured by condition to reduce noise and disturbance to nearby occupiers from the operation of the proposed school. In this regard, the development would respect the principles of good neighbourliness, and thereby satisfy policies EN8, EN21 and standards S12 and S13 of the Unitary Development Plan, as amended 2007 and 2011.

5. Sustainability: The proposal would minimise its environmental impact, by including measures that conserve energy, materials and water, minimise air, noise and water pollution, and promote sustainable waste behaviour. It is not considered that the development would have an adverse impact on a watercourse, flood plain or flood defences, and the implementation of a sustainable urban drainage strategy would be required by condition. Policies CC1, CC2, CC3, and CC4 of the Core Strategy 2011 and Policies 5.2, 5.7 and 5.13 of The London Plan are thereby satisfied.

6. Access and Crime Prevention: Subject to conditions the development would provide a safe and secure environment, and would be accessible to all users in accordance with Policy TN1 of the Core Strategy 2011, Policy EN10 of the Unitary Development Plan as amended 2007 and 2011, Policies 7.2 and 7.3 of the London Plan 2011 and the Council's adopted supplementary planning document 'Access for all'.

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

All Background Papers held by Michael Merrington (Ext: 3453):

Application form received: 31st July 2012
Drawing Nos: see above

Policy Documents: The London Plan 2011
Unitary Development Plan as amended 2007 and 2011
Core Strategy 2011

Consultation Comments:

Comments from:

Transport For London - Land Use Planning Team

Environment Agency - Planning Liaison

Dated:

07.09.12

29.09.12

Thames Water - Development Control

20.08.12

The Hammersmith Society

28.09.12

Neighbour Comments:

Letters from:

Dated:

297 King Street London W6 9NH	13.09.12
68 Weltje Road London W6 9LT	07.09.12
68 Weltje Road London W6 9LT	07.09.12
66 Weltje Road London W6 9LT	05.09.12
66 Weltje Road London W6 9LT	05.09.12
64 Weltje Road London W6 9LT	07.09.12
60 Weltje Road London W6 9LT	03.09.12
50 Weltje Road London W6 9LT	29.09.12
50 Weltje Road London W6 9LT	18.09.12
46 Weltje Road London W6 9LT	12.09.12
13 Ravenscourt Avenue London W6 0SL	05.09.12
53 Weltje Road London W6 9LS	06.09.12
51 Weltje Road London W6 9LS	06.09.12
51 Weltje Road London W6 9LS	06.09.12
4 Ravenscourt Road London	13.09.12
NAG	05.09.12

OFFICERS' REPORT

1.0 BACKGROUND

1.1 The application site is located on the southern side of King Street, at the junction with Weltje Road. The site, which is 2,981 sq.m. in size, is occupied by three Victorian buildings, namely, Palingswick House, The Lodge (to the front of the site, at its north west corner) and a further later Victorian school building (to the south, along the Weltje Road boundary).

1.2 To the south the site is bounded by Victorian terraced houses, to the east is Latymer School as well as terraced properties on Weltje Road, to the west there is a multi-storey hotel as well as factory units. Palingswick House was originally built around 1849 and sat by itself, within the landscape, as a modest Palladian styled villa. It was later extended on either side.

1.3 Palingswick House was originally built as a residence, but was subsequently used as an orphanage/workhouse. In 1896 The Lodge was built as a home for the orphanage's superintendant. A receiving house (now demolished) was also built at this time. In 1900 a two storey teaching block facing Weltje Road was added. The property was used as a children's home between 1933 and 1954. Between around 1948 and 1954 Marlesford Lodge became Palingswick House, a residential hostel for diabetic children. This use ceased in 1980. In 1983 a personal planning permission was granted to Palingswick House Ltd for a change of use from hostel to a resource centre, for use

by local community groups. This use ceased in February 2012, and the community groups have relocated to other sites. A condition attached to this permission stated that 'following the cessation of this use, the authorised use of the site reverted back to a hostel use.' The premises are currently vacant.

1.4 Palingswick House is locally listed appearing on the Council's Register of Buildings of Merit. In 2010, it was recommended by English Heritage that the building not be listed stating that 'Palingswick House is a pleasing but undistinguished example of a mid-C19 suburban middleclass villa, numerous examples of which survive in the early-Victorian suburbs of London and other cities nationally. It has also been considerably altered and extended. The later additions, while designed in a complementary style and materials, detract from rather than enhance the original house'. The ensemble does however have considerable local significance, both for its origin as a mid-nineteenth century house and its adaptation as a poor-law school, but it does not meet the criteria for listing for either phase'. The Lodge and the teaching block are also on the council's list of buildings of merit.

1.5 The current application seeks planning permission for the use of the premises as a school comprising the erection of a 4-storey building for school assembly hall, kitchen/dining, classrooms etc following demolition of the 2-storey 'classroom block' on Weltje Road (next to 68 Weltje Road); and removal of an existing vehicular access point onto Weltje Road. The total secondary school floor area to be provided is in the region of 4,300 sq.m.

1.6 The applicants propose to open the school in September 2013, with an initial pupil role of 360, each following year this would be expanded by 120 pupils until the capacity of 600 pupils would be reached in 2015.

Design Review

1.7 Proposals for the West London Free School were twice presented to the Council's Design Review Panel (DRP). The initial pre-application presentation to the DRP in April 2012, which included options requiring extensions to both front and rear of Palingswick House was not well received by the DRP. Such options would have restricted views of the building from King Street. Revised proposals, on which the current application is based, were presented to the DRP in July 2012, and were strongly supported, subject to sufficient controls being placed on the quality of the detail of the design of the Weltje Road block including window reveal depths and further thought being given to the security of the front courtyard.

Planning Forum

1.8 A Planning Forum was held into the proposals in July 2012. The Forum responded positively to the proposals, accepting the loss of the classroom block and acknowledging that the scheme was a good example of heritage led regeneration. The principal issues raised were in relation to the height of the single storey projection immediately to the rear of the Weltje Road boundary wall, the use of the rooftop play area, the appearance of the front boundary wall to King Street and the detail of the fenestration to the Weltje Road block.

1.9 In support of their application, the applicants have stated that:

- the West London Free School (WLFS) will provide a traditional, grammar school like education for 600, 11 to 16 year old students from the local area

- it will specialise in music and have a curriculum based upon academically focused subjects such as humanities and science
- sport is also an important aspect of the school (constraints of site and budget will require the utilisation of off site sports facilities)
- there would be a five form entry basis, with 120 students in each year group, taught in class sizes of 24
- key elements will be 20 standard classrooms, 6 science laboratories, 2 art studios, 2 music rooms, main hall, library and central support facilities, staff and administration facilities
- the proposal will preserve the whole of Palingswick House, and retain existing original features
- the proposal will maintain views of the site from King Street
- the proposal will provide deferential extensions

2.0 PUBLICITY AND CONSULTATIONS

2.1 The application has been advertised by way of site notices and press advert and individual notification letters have been sent to the neighbouring properties. In addition, the Hammersmith Society, Hammersmith and Fulham Historic Buildings Group, Ravenscourt Society, Ravenscourt Action Group the Old Oak Community Association and the Old Oak Tenants and Residents Associations have also been consulted. The Hammersmith and Fulham Disability Forum (HAFAD) were also consulted.

2.2 14 objections were received. These objections (from 68 (2), 66(2), 64, 60, 53, 51 (2), 50 Weltje Road, 13 Ravenscourt Avenue, 4 Ravenscourt Road and 297 King Street, as well as one with no address given). It should be noted that a number of objections state that they do not oppose the school's use of the site, but concerns raised can be summarised as follows:

- too many schools within this area, 8 within a 500m radius
- already two large schools, Latymer Upper and Ravenscourt Park Preparatory (recently doubled in size), in close proximity to Palingswick House
- these schools already generate significant traffic levels (dropping off, picking up) and this will be worsened by this school
- significant traffic congestion/disruption in Weltje Road
- overlooking from school block into neighbouring residential windows to the south (Officer comment: an originally proposed wrap round window at first floor level has been removed from scheme)
- overlooking and light spillage from rear escape stairs into residential windows
- undefined use of roof of main hall is of concern - this should be the subject of a further planning application
- bay windows of neighbouring/adjacent properties not shown on the approved drawings
- proposal would situate bin store and service entrance adjacent to and opposite residential properties, this will result in smells, noise and vermin problems, all service/deliveries/refuse storage and access should be moved further north on the site (Officer Comment: the scheme has been revised, moving the refuse storage and service entrance to the north end of the new classroom block)
- Ravenscourt Park cannot take any more school use
- applicants have not consulted with local residents ahead of the application
- another major development planned almost next door, this will have a detrimental impact on residents

- all of Weltje Road must be designated residents parking only from 8am to 8pm Monday to Saturday

2.3 The Ravenscourt Park Preparatory School, have responded to object to the development on the grounds of increased traffic and overuse of the facilities in Ravenscourt Park

2.4 Latymer Upper School have responded to state that they have been in communication with the headmaster of the West London Free School, about the proposal. They state that they do not object to the proposal in principle and are keen to be good neighbours. However, they state that they do have serious concerns about safely managing the increased volume of pupils and traffic, especially once WLFS is at full capacity. Latymer say that in order to minimise any adverse impacts on the locality, the WLFS has offered to stagger school hours, adopt a 'no car' policy, and co-ordinate travel to off-site Games; though they have yet to work through the details of this together, but will be doing so in the coming weeks. Should the outcome of these discussions address their legitimate safety concerns, Latymer say that they would be happy to support the proposal. Given the potential safety risks, they say that they would imagine the council will want to attach these as conditions of any planning permission granted. They say that they would also urge the council to assess the risks posed by the single pedestrian crossing on King Street in front of the school, and whether this will be adequate for the needs of just under 1900 children, many of whom will use it en route to Ravenscourt Park tube station.

2.5 The Ravenscourt Action Group have commented that they support this application on the grounds that the existing historic building is to be retained and restored; and that the new structures would respect this building and surrounding properties - especially in relation to height. They say that, as a local group, they appreciate that the architects have gone to lengths to keep the project in proportion and in sympathy with the surrounding streetscape. They consider that this is a sustainable solution and that education is an appropriate change of use. They do, however, find the elevation to Weltje Road a little bland and hope that could be improved - perhaps with string courses, soldier courses or other detail.

2.6 The Hammersmith Society have commented that they approve the application and commend the school and its architects for designing an extension to the main house which meets the school's needs in a very restricted space, and gives due respect to the historic Palingswick House. In reaching this decision they say that they have been informed by the school's exhibition of their plans and by conversations with the architect, by a presentation and discussion of the proposal at a Planning Forum, by the applicant's attendance at the Ravenscourt Society's AGM for further presentations and discussion, and that they have viewed the plans and statements on the Council website. They say that they are particularly pleased that their comments about the second version of the art room, adjacent to Weltje Rd, resulted in a quick reversal to the style of a previous iteration. They note that an oak tree would be planted in the centre of the forecourt and that the brickwork would be Kings Cross to match that of Palingswick House. They would prefer to see a deeper inset on windows, and whilst sympathetic to the school's need for recreation and sports space, object to the use of the hall roof as a sports facility (on noise grounds).

2.7 To sum up, the Hammersmith Society say that they have been delighted that the school, as client, has avoided specifying a tall building block as the only alternative.

They say that they have marvelled at the considerate and cooperative response from the school and the architects. They say that the proposal treats Palingswick House with care and courtesy, to the benefit of current and future generations.

2.8 The Hammersmith and Fulham Disability Forum (HAFAD) replied and raised the following points:

- The gradient to the ramp to the entrance of the school should meet the required standards and there should be handrails to assist
- Concerned over discrepancies in level and would like clarification as to how these will be navigated by disabled pupils
- Ask whether the lift can be made accessible in the event of a fire

2.9 The Environment Agency, Thames Water, Greater London Agency, London Fire and Emergency Authority and the Metropolitan Police Crime Prevention Design Advisor have been consulted on the proposal.

2.10 The Environment Agency have responded that they do not object to the proposal.

2.11 Transport for London have responded that they generally support the proposal.

2.12 Thames Water have responded, and informatives have been placed with regard to their infrastructure.

3.0 PLANNING CONSIDERATIONS

3.1 The main planning issues to be considered, with regard to policies and standards of the National Planning Policy Framework, The London Plan and the Unitary Development Plan and Core Strategy, are the acceptability of the development in land use terms; the quantum and intensity of the development; the impact of the design, layout, access, height, mass and scale on the surrounding area including on local residents; traffic and parking impacts, energy, accessibility and contaminated land matters

LAND USE

3.2 There are three existing buildings on the site, Palingswick House, the Superintendent's House/The Lodge and the Classroom block. The site is currently vacant and the authorised land use has reverted to a hostel. The applicants propose to demolish the classroom block and erect a replacement building, and retain and refurbish Palingswick House and the Superintendent's House and use the entire property as a school.

3.3 The property was originally built as a school, but was used as a hostel until 1982. Since this time the property was in use as a community resource centre, under a personal permission. This use ceased, and under the terms of the 1982 approval the use of the property must revert to hostel. This is not a hostel in the current sense of the word, however, as it is not in the form of temporary accommodation for, for example, backpackers or other groups of visitors.

3.4 However, despite being the authorised use, the property has not been used as a hostel in terms of providing accommodation for children in connection with schooling for

thirty years and has not contributed to housing supply during this period. The building was not intended for use as a general use hostel but was originally built as a school and would require extensive conversion works to revert to its previous hostel use. The proposal is for an alternative community use for which there is a local need. This use would restore the main building, a locally identified building of merit, to its original intended use. In the circumstances the permanent loss of the site from housing to provide for the creation of a school would accord with Core Strategy CF1. This policy seeks an improvement in school provision and specifically states that the council will support the creation of new free schools so that there will be improvement in the educational choices of children in the local community. There is no objection to the principle of change of use.

DEMOLITION and DESIGN

Demolition

3.5 The site is not within a conservation area and the property is not statutorily listed. However, the three buildings are Buildings of Merit, so are of local importance and are considered to be non-designated heritage assets.

3.6 Paragraph 135 of the NPPF (2012) states that 'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application' a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

3.7 Policy EN6 of the UDP seeks to resist demolition, loss or harmful alteration to buildings'.....on the council's Register of Buildings of Merit, unless:

- the building is no longer capable of beneficial use,
- the replacement would bring substantial benefits to the community and which would outweigh the loss,
- the building cannot be adapted to retain any historic interest, and
- the building has been fully recorded'

3.8 In addition, Policy G7 of the Draft Development Management DPD states 'When determining applications for development affecting heritage assets, the council will apply the following considerations:

- a) The presumption will be in favour of the conservation of heritage assets, and proposals should secure the long term future of heritage assets.
- b) Proposals which involve substantial harm to, or loss of, any heritage asset will be refused unless it can be demonstrated that it meets the criteria specified in policy HE9 of PPS5 'Planning for the Historic Environment' [now superseded by the NPPF].
- c) Development affecting heritage assets, including alterations and extensions to buildings will only be permitted if the character and appearance of the heritage asset is preserved or enhanced.
- d) Development should preserve the setting of, make a positive contribution to, or better reveal the significance of the asset. The presence of valued heritage assets should inform high quality design within its setting.
- e) In considering proposals affecting heritage assets, particular regard will be given to matters of scale, height, massing, alignment, materials and use.
- f) Where changes of use are proposed for heritage assets, the proposed use should be consistent with the aims of conservation of the asset concerned.

g) Applications for development affecting heritage assets should include a description of the significance of the asset concerned and an analysis of the impact of the proposed development upon it or its setting.

h) Where a heritage asset cannot be retained, the developer should ensure that a suitably qualified person carries out an analysis [including photographic surveys] of its design before it is lost, in order to record and advance the understanding of heritage in the borough.

3.9 Though of local importance, In NPPF terms none of the buildings within the property are designated as heritage assets. When English Heritage considered the site's potential listing, they commented that 'the two storey classroom (Officers; comment: this is the building on Weltje Road), built in yellow brick is only of modest architectural quality'. They further considered that of the three buildings on site the classroom block is considered to have the least value architecturally.

3.10 The classroom block has been assessed by Officers and its significance is considered to be in its local historical interest as an ancillary building to a former poor law school rather than its architectural interest or its contribution to the streetscene. English Heritage reached a similar conclusion when assessing the building for listing. The Superintendent's House has both local architectural and historic interest while Palingswick House itself has local architectural and historic interest as well as an important role in the streetscene. Officers are satisfied that the demolition of the classroom block is required in order to accommodate the floorspace requirements of the West London Free School on the site. Regard has been had to other design options, which would have resulted in the loss of the Superintendent's House, the loss of the view of Palingswick House from King Street and/or harm to the character and appearance of Palingswick House which is of greater significance. Furthermore, it would have been necessary to construct new buildings on the King Street frontage which would have a seriously detrimental impact on the key public views of this building.

3.11 The establishment of a permanent base for the WLFS and the creation of extra secondary school places would result in significant public benefits which are considered to outweigh any harm resulting from the loss of the non-designated heritage asset. Modern educational space requirements could not be achieved in the existing classroom block both in terms of internal layout and overall floor area. The building would be the subject of a full photographic record prior to demolition and a plaque is proposed to mark the building's location. Conditions would secure these matters.

3.12 With respect to the above, it is considered that no objection can be raised to the demolition of the existing classroom block, subject to the provision of a satisfactory replacement building

New building

3.13 The NPPF is relevant. Relevant local policies concerning the proposed design of the development include EN6, and EN8 of the Unitary Development Plan and Policy BE1 of the Core Strategy.

3.14 UDP Policy EN8 states that 'development will not be permitted unless it is of a high standard of design, and compatible with the scale and character of existing development and its setting. The use of innovative and contemporary materials will be welcomed, provided these enable the design to be sensitively integrated into the existing built form and landscape. All proposals must be formulated to respect:

- a) the historical context of the area and its sense of place; and
- b) the scale, mass, form and grain of surrounding development, and
- c) the relationship of the proposed development to the existing townscape, including the local street pattern and landmarks and the skyline and skyspace; and
- d) the prevailing rhythm and articulation of frontages; and
- e) local building materials and colour; and
- f) locally distinctive architectural detailing; and
- g) sustainability objectives; and
- h) the principles of good neighbourliness.'

3.15 Policy BE1 of the Core Strategy 2011 states that 'Development should create a high quality urban environment that respects and enhances its townscape context and heritage assets. There should be an approach to accessible and inclusive urban design that considers how good design, quality public realm, landscaping and land use can be integrated to help regenerate places. In particular, development throughout the borough should be of the highest standard of design that respects local context and character and should protect and enhance the character, appearance and setting of the borough's conservation areas and its historic environment'.

3.16 London Plan Policy 7.4 states that 'Buildings, streets and open spaces should provide a high quality design response that: a) has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass, b) contributes to a positive relationship between the urban structure and natural landscape features, c) is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings, d) allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area, and e) is informed by the surrounding historic environment.'

3.17 Paragraph 58 of the NPPF states that planning decisions should aim to ensure that developments: 'will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit; optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks; respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive as a result of good architecture and appropriate landscaping.' Para. 60 states 'Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.'

3.18 The site consists of three buildings on the Local Register of Buildings of Merit surrounded by a high boundary wall to King Street and Weltje Road. On the pavement between King Street and the front boundary wall are a single storey brick building formerly used as public conveniences and now converted to a restaurant, a Victorian drinking fountain on the Local Register of Buildings of Merit and four large Plane trees.

The site lies adjacent to the Ravenscourt and Starch Green Conservation Area, the boundary of which runs down the centre of King Street.

Palingswick House

3.19 Palingswick House itself is an imposing three-storey over semi-basement Victorian villa set back from the front boundary behind its former front garden, which is now used for car parking. The tree and the circular green space in the centre of the front courtyard delineate the layout of the original carriage drive. The building is a well known local landmark and the last surviving detached villa on King Street, other examples of which would once have been lined the main route west out of London. The view of the building from King Street and the spacious grounds at the front of the building are considered to be important elements of the building's setting. The five bay wide centre section of the building including the portico dates from 1849 when it was originally constructed as a dwelling. Later extensions to the east and west in a similar Italianate style were constructed in 1884 following the acquisition of the building in 1882 by the Kensington and Chelsea Board of Guardians for use as an intermediate school to temporarily house newly orphaned children.

3.20 The boundary wall at the junction of King Street and Weltje Road incorporates the remains of the Receiving House built in the 1880s in the north east corner of the site and long since demolished. In the north west corner of the site is the former Superintendent's House, a two storey cottage with polychromatic brickwork dating from 1896. At the rear of Palingswick House the former garden is now a hard-standing which was, until recently, used as a parking area. The two storey detached building at the rear of the site fronting Weltje Road is the former classroom block built in 1900.

3.21 As noted above, English Heritage assessed the buildings for statutory listing in 2010 following a request made by the Hammersmith and Fulham Historic Buildings Group. English Heritage declined to list Palingswick House stating that:

`Palingswick House is a pleasing but undistinguished example of a mid-C19 suburban middle class villa' and that 'It has also been considerably altered and extended. The later additions, while designed in a complementary style and materials, detract from rather than enhance the original house' and that 'The two-storey classroom, built in yellow brick, is of only modest architectural quality.'

However their comments supported the designation of the buildings as Buildings of Merit:

'The ensemble does however have considerable local significance, both for its origin as a mid-C19 house and later adaptation as a poor-law school'

3.22 The proposal includes the retention and refurbishment of both Palingswick House itself and the former Superintendent's House. A small single storey section of the later eastern extension to Palingswick House would be demolished to improve access for pupils between the front and rear of the site. The buildings are currently vacant. It is considered that the proposal would provide a viable future use for these undesignated heritage assets and that the proposed use would be appropriate to the character of the building which has long had associations with the provision of education and the welfare of children.

3.23 Minor alterations are proposed to the front elevation of Palingswick House at basement level to facilitate use of the building as a school including the conversion of four windows to doors, the creation of a blind window in an existing window opening and the extension of the front lightwell. One window at second floor level on the front

elevation is also being replaced in timber, which would match the original design and opening style. The remaining windows would be overhauled, but not replaced. Although internal alterations do not require planning permission the applicants have indicated that they would be willing to retain the surviving original interior features in the principal reception room and entrance hall such as fireplaces as well as substantial ceiling and cornice decorations. A condition would require details of how these features would be salvaged or reused. A condition would also require an internal photographic survey to be carried out and this would be submitted to the Local Archives.

3.24 The main entrance to the school for visitors would continue to be through the grand front door under the portico. Disabled access would be provided to Palingswick House via the existing ramp at the front of the building to a side door. In this instance it is not possible to provide disabled access to the front door without causing harm to the character and appearance of the Building of Merit, due to the design of the portico and the front entrance steps. However, the proposed route for wheelchair users and those with less mobility to the reception desk within the building is relatively short, such that people would not be disadvantaged. No alterations are proposed to the exterior of the Superintendent's House.

Proposed Weltje Road block

3.25 The design of the Weltje Road block has been amended since being presented to the DRP and the Planning Forum:

- The French doors to the veranda on the rear elevation of Palingswick House now open directly into the rear courtyard rather than being enclosed;
- the school kitchen has been relocated to the north end of the Weltje Road block and the number of servicing gates to Weltje Road has been reduced;
- the wrap around design of the corner windows has been concentrated at second floor level and the pattern of fenestration on the front elevation has been regularised;
- string courses have been added at cill level to the front elevation at first and second floor level;
- the front building line of the Weltje Road block has been set further back to align with the flank wall of Palingswick House and the bays windows on the front elevation of the neighbouring Victorian terrace of houses;
- the design of the roof has been amended from a hipped roof to a flat roof, the top floor has been recessed and the building has been reduced in height;
- the single storey projection immediately behind the boundary wall to Weltje Road has been relocated further south to allow the kitchen to be relocated and its height has been reduced in height
- the wrap around windows at the corners of the first and second floor levels have been removed from the drawings

3.26 The proposed four storey extension would be linked to the rear elevation of Palingswick House by a glass atrium, the east elevation of which would set back from the Weltje Road elevation to retain a gap between the Building of Merit and the new building. The bay window on the rear elevation of Palingswick House would be retained and together with the retention of most of the veranda and the rear entrance steps would allow the rear elevation of Palingswick House to be appreciated from the rear courtyard. The extension would be constructed in matching brick to Palingswick House and incorporate shadow gap courses at first and second floor cill levels which are a stylistic reference to the string courses at cill level associated with Palingswick House.

3.27 The extension would not exceed the height of Palingswick House and is considered to be subservient to it, whilst also making the most efficient use of the land on the site. The extension incorporates the larger spaces such as the dining hall and assembly hall in order to for Palingswick House to accommodate the smaller non teaching and ancillary facilities of the school which has the advantage of allowing the original interior layout of the Building of Merit to be largely retained. While the single storey projection from the new building would project above the boundary wall on Weltje Road its appearance would be softened by the use of high level glazing and it would appear as a discreet feature in the streetscene. First and second floor level window openings would be grouped in pairs, subdivided by downpipes to replicate the pattern of window openings on a traditional townhouse. The windows would have a reveal to provide depth and a degree of articulation to the Weltje Road façade. The metal clad top floor would be set back from the front elevation, allowing the brickwork to terminate at third floor level, a half storey below the parapet height of Palingswick House thereby emphasising the subservient nature of the new building. The rear rooftop playground and emergency escape stairs would not be visible from the street. The rear elevation of the building facing into the courtyard would be rendered. It is considered that the building would provide an appropriate frontage to Weltje Road with the potential for passive surveillance of the street from upper floor windows.

3.28 It is thereby considered that the aims of the NPPF is relevant and of Policies EN6 and EN8 of the Unitary Development Plan and Policy BE1 of the Core Strategy are met within this proposal.

Landscaping

3.29 It is not considered that the ball court proposed in the front of the property would detract from the setting of the non-designated heritage assets. The remainder of the front courtyard would serve as a multi-functional space and the tree at the centre of the carriage drive, which would need to be felled during construction works, would be replaced. Condition 20 requires the submission of general landscaping matters, including the replacement tree.

Other works

3.30 There are no objections to the proposed air source heat pump equipment or cycle storage arrangements. Part of the boundary wall to Weltje Road would be lowered to allow light to penetrate through the high level windows to the ground floor classrooms to the new Weltje Road block, the remainder of the wall would be retained in its current form. The gate piers to the vehicular entrance from King Street are likely to be required to be demolished to facilitate construction access, however these would be conditioned to be reinstated. There are no objections in principle to the ball court in the front courtyard, the details of the mesh screen would be subject to a condition.

3.31 The setting of the adjacent conservation area and the setting, character and appearance of the two Buildings of Merit to be retained would be preserved. Although planning permission is not required for the demolition of the classroom block it is considered that its loss has been fully justified in heritage terms. The proposal is judged to be in accordance with UDP Policies EN2B, EN6 and EN8B.

RESIDENTIAL AMENITY

3.32 The new development would introduce a four storey building on the south side of the site, with a frontage to Weltje Road, replacing a two storey building in a similar

position. Due to the orientation and position of neighbouring properties, it is not considered that the proposed building would adversely affect existing residents in terms of loss of light or outlook.

3.33 The applicants have submitted an assessment using the BRE guidelines of the development with regard to daylight and sunlight. This report demonstrates that the proposed scheme complies with the guidelines and that no demonstrable harm would be caused. All windows to neighbouring residential property would retain VSC in excess of 27% or would not see any reduction of VSC greater than the 20% considered to be allowable within BRE guidance. The report has been assessed by officers and was found to be robust.

3.34 The properties on the east side of Weltje Road would face the classroom extension. However, the building would be positioned at a similar distance to the existing classroom block, and the development would essentially replicate the existing terrace separations in the street. As such officers consider that the replacement building would not adversely affect the outlook of properties to the east of the site, nor would it result in unacceptable loss of privacy.

3.35 To the south the replacement building would be located adjacent to the flank wall of 68 Weltje Road. There were some originally proposed south facing windows within the scheme, which have since been deleted from the development, whilst others would be glazed with opaque glass (Condition 22). There would also be an enclosed external staircase adjacent to this property. However, this would be an emergency escape staircase, and there would be no measurable degree of overlooking from this. Nonetheless, condition 32 would ensure this is only used as a means of escape.

3.36 The existing front forecourt area at Palingswick House would provide outdoor play space for pupils of the school. There would be a multi-use games area (MUGA) of approximately 190 sq.m. in size with a 3.2m high weld mesh fencing, provided in the north west part of the forecourt. The rest of the playground area would also be available for use as informal games/PE space. The open nature of the fencing around the MUGA would also ensure that views through to the main Palingswick House building would be retained. In addition to this there would be a further outdoor area provided on the roof of the main hall. This area (164 sq.m. in size) would be at first floor level and would be adjacent to the factory/commercial units to the west of the site, and adjacent to, though set back by some 6 metres, from the southern site boundary with 68 Weltje Road. This area would be surrounded by an enclosure and there would be an acoustic screen on its southern boundary, to be secured by conditions. (Conditions 15 and 29).

3.37 In terms of the use of the building and its impact on residents, it is acknowledged that there were activities including numerous vehicle movements from the last use of the site for community facilities. There would be increased activity on the site, especially at the beginning and end of each school day and at play/recreation times. However, the primary playground area would be located to the front of the site, adjacent to the busy and already noisy King Street, away from the neighbouring residential properties. The school is liaising with Latymer Upper School (LUS) to stagger start/finish times to ensure that both schools do not start/finish at the same time on Fridays (it is currently proposed that WLFS would finish at 15:40 and LUS would finish at 16:05, though this is still under discussion); Monday to Thursday the schools both would have different finishing times and this together with their various after school activities would help to spread the period over which pupils disperse from the site. Condition 8 would require

the submission of a School Management Plan, including issues such as school opening hours, staggering of arrivals/departures, together with further details of recreation breaks.

3.38 The relatively limited outdoor space afforded by the site would not be able to provide the full range of sporting activities required by the school, and as such, WLFS intend to undertake some sporting activities off the premises. The applicants propose to use Barnes Hockey Club and Ravenscourt Park as well as netball facilities in Chiswick as part of their sports space provision. The full arrangements have not yet been finalised, for example, with regard to cricket and athletic facilities. Nonetheless officers are content that facilities are available to the school within reasonable travel distances, and that they can be organised to cater for the range of activities required.

3.39 Furthermore, in order to protect the existing residential amenities of surrounding occupants in respect of the potential noise arising from within the building, conditions are proposed requiring details of the sound insulation of the building envelope as well as noise level details of the plant equipment to be submitted to the council for written approval to ensure that the proposal accords with UDP Policies EN20B and EN21 (Conditions 23 and 24).

TRAFFIC and PARKING

3.40 UDP Policy TN13 requires all development to be assessed for their contribution to traffic generation and congestion and UDP Policy TN15 requires developments to conform to the approved car parking standards. However, there are no specific parking requirements for schools and each application is treated on its own merits. The application has been accompanied by a Transport Assessment and Addendum. A School Travel Plan (STP) framework has also been submitted, a final STP would be secured via S106.

3.41 The applicants have agreed that all staff would have to sign up to not travelling to work by car. In addition, parents/guardians would need to sign up to 'car free' travel. This is an initiative that many schools are successfully implementing. As such it is considered that the school would generate very few private vehicular trips. For information, this is a policy that Ravenscourt Park Prep School are also considering within their travel plan. If there are pupils with mobility impairments, the appropriate travel requirements would be discussed and agreed as appropriate. This policy can be regularly monitored between the school and officers via the School Travel Plan advisor. A travel plan promotes sustainable travel choices, with educational and health benefits to staff and pupils. It is anticipated that 75% of the pupils for the West London Free School would be residents in Hammersmith and Fulham and therefore it is considered that the school travel plan framework provides an excellent basis to formulate the school travel plan. The STP would be secure by legal agreement and implemented on occupation.

3.42 The site has very good Public Transport Accessibility (PTAL), achieving Level 5. The applicants have carried out an assessment of the public transport trips likely to be generated by the proposed school, and it is estimated that 63.4% would travel by bus, 24.2% would walk, 8.1% by Underground and 4.3% would cycle. This information is based on the modal split from the existing WLFS at the Cambridge Grove School site which is considered to be representative given the application site is only 0.4 miles from Cambridge Grove and is also closer to Ravenscourt Park Station. It should be noted

that the WLFS Cambridge Grove trips (2 school years) are already on the network, therefore, it is the increase in trips, from the expansion of the school moving to the Palingswick House site, that has to be considered. It is estimated that when the school is operating at full capacity it would generate some 290 pupils who would access the school by bus (7 extra passengers per bus service in the morning, and around 5 in the evening). It is also considered that the proposed school would result in an additional 3 passengers per each London Underground service.

3.43 It is considered that the spread of trips on public transport services would be as a result of the arrivals and departures of students being staggered, with some turning up for breakfast club and others arriving for lessons at 08:30. The school day ends at 15:50 hours, when pupils would then take part in compulsory extra curricular activities (until 17:00 hours) and further discretionary sporting activities (until 18:00 hours). On Friday afternoons, there would be no sporting activities or extra curricular activities, therefore an additional assessment has been undertaken by WLFS regarding the impact of pupils from the proposed school and Latymer Upper School leaving on Friday afternoons. Following the analysis of this report by officers, it has been agreed that there would be a 20 minute stagger between WLFS and Latymer Upper School to minimise numbers of pupils leaving at the same time, especially having regard to the formal pedestrian crossing facilities on King Street. This would satisfactorily address officers originally raised concerns.

3.44 The predicted staff levels would be 60 when the school is fully occupied (2015). The Transport Assessment states that using the modal travel predications for the Cambridge Grove site it would be expected that 36 (60%) would walk, 12 (20%) would travel by underground, 6 (10%) travel by bus and 6 (10%) would car share. However, the Highway Authority undertook detailed discussions with the school to agree that all staff and pupils would sign up to a contractual obligation not to travel by car. Therefore it is considered that staff would not generate any vehicular trips. Again this would be monitored by the school and LBHF through the STP, which would be secured by a S106.

3.45 The WLFS has four mini buses at Cambridge Grove, which it is intended would be utilised for transporting pupils to off-site venues from the proposed school. These mini-buses would pick up pupils on-site from the playground area at King Street and would bring them back to this off-street area. Swept path analysis has been submitted to show this manoeuvre is acceptable. The school do not anticipate any regular day to day use of coaches. However, occasional use may be required, for school trips for example. If a coach is required, it would park in front of the school in King Street and would not use Weltje Road for parking/waiting (condition 33). Furthermore, the WLFS propose an agreement with Latymer Upper School whereby coach requirements are co-ordinated, and the existing levels of coach parking are not exceeded. This would be assisted by WLFS's intention to use the same coach operator and correspondence has been received by officers from Latymer Upper School to state they would actively work with WLFS. Co-ordination can occur between the schools and LBHF can monitor the situation through the implementation of the STP.

3.46 The Council has no specific parking standards for a school, therefore the proposal would be treated on its own merits. No parking would be provided on the site. All surrounding streets are within the Controlled Parking Zone M which operates Mondays - Fridays between 9am and 5pm, during the majority of the school operating hours. The school has agreed for all staff to sign up to a contractual obligation not to travel by car

and expects this also of parents/guardians and pupils, this is supported by the school having no off street parking provision.

3.47 In terms of cycle provision, the proposal is to provide 44 spaces, which would meet the needs for the initial roll of 360 pupils and staff. The applicants have demonstrated that a provision of 66 spaces can be provided for when the full roll of 600 pupils would be on the site in 2015. The cycle parking provision would be in accordance with Council's standards (Condition 11). Cycle parking usage would be monitored as part of the school travel plan.

3.48 The school would generate demand for servicing, in the form of food deliveries/general supplies, as well as refuse collection. Servicing is expected to be carried out by vehicles no larger than 7.5 tonne box van based on information received from the Cambridge Grove site. It is estimated that there would be no more than 2 deliveries per day, no more than 2 refuse collections per week, and 1 recycling collection. Servicing/refuse-recycling collections would be undertaken from Weltje Road. It is not considered that the level of servicing/deliveries required by the proposed school would merit the need for a loading bay on Weltje Road. Therefore, the existing vehicular access on Weltje Road would be 'closed' with removal of the build outs and the crossover being reinstated to footway level, as well as extending the length of the current parking bay with the parking restrictions. This area would be available for residents parking, when not in use providing additional parking bays on Weltje Road.

SECURED by DESIGN

3.49 Policy EN10 of the UDP requires developments to provide a safe and secure environment. The applicants have been in discussion with the secured by design Metropolitan Police officer, who has detailed issues that should be incorporated into the design. This includes window details, replacement doors, CCTV, fire exits to be fitted with multipoint crash bar locking mechanisms with self cleaning floor rebates as appropriate, appropriate external illumination, inner gates between the new building and the southern boundary adjacent to the external emergency staircase should also be of appropriate height and provision of an anti climb barrier. The building would be designed to Secured By Design requirements, and a condition would be attached requiring final details of the measures to be confirmed, submitted for approval and implemented (Condition 14)

ACCESSIBILITY

3.50 In accordance with London Plan policy 7.2, careful consideration has been given to the accessibility of the new school building, particularly given the sensitivity of the proposed occupier. The school would be fully compliant with DDA requirements. The following features would be incorporated into the school's design.

- Fully compliant fire evacuation strategy, safeguarding the end-user with emergency escape routes which provide full DDA compliance
- Wheelchair accessible lift is provided to each floor level of the new block and Palingswick House
- Changing rooms and toilets would be fully accessible and compliant with DDA requirements
- The existing ramp into Palingswick House would be retained to provide access into the school reception area

3.51 It is therefore considered that the proposed development would ensure ease of access for all users, but a condition is recommended to ensure that the development is constructed according to these relevant criteria (Condition 30).

ENERGY and SUSTAINABILITY

Energy Strategy

3.52 An Energy Strategy has been submitted with the application, as required by London Plan Policy 5.2. This outlines the energy efficiency and low/zero carbon measures that would be implemented in order to minimise energy use and associated CO2 emissions.

3.53 The development involves the retention and refurbishment of two buildings of merit which is a considerable sustainable measure in itself, together with the erection of a new building. Measures that would be implemented include refurbishment of the windows (reducing heat loss), and the use of renewable energy in the form of Air Source Heat Pumps, efficient gas boilers and energy efficient lighting.

3.54 Renewable energy generation in the form of solar PV panels and a solar thermal system would be installed on the roof of the new building where there is space for 88 m2 of PV panels and 38 m2 of solar thermal panels. In conjunction with the energy efficiency measures in both the new build and refurbished elements of the scheme, the renewable energy measures are calculated to help reduce CO2 emissions by 25% beyond Building Regulation requirements for the new build and by 45% in the retained buildings (compared to their pre-refurbishment performance). Given the on-site constraints, officers consider that the approach outlined in the Energy Strategy is acceptable. The implementation of these measures would be secured by condition (condition 39).

Air Quality

3.55 An Air Quality Assessment has been submitted with the proposal to show the expected impact of the development on local air quality and to assess potential pollution exposure issues at the site. In relation to the possible transport impacts of the new school, the proposed development is not expected to have a significant impact on local air quality. This is due to the tight controls that would be put in place to restrict school journeys being undertaken by car. Any additional traffic emissions that could arise due to the redevelopment of the site for school use would therefore be minimised and would not be significant.

3.56 In relation to existing and expected future pollution levels at the site, the assessment considers the two main pollutants of concern - Nitrogen Dioxide (NO2) and small particles (PM10). It assesses potential concentrations at twelve locations around the proposed site, including at ground, 1st and 2nd floor and roof height levels. A baseline scenario has been modelled for 2011 and this is compared with a 2013 scenario, which is the expected year of opening for the school. As there is some doubt about whether or not vehicle emissions would improve in line with Government expectations, two future scenarios have been assessed: one which assumes no improvement in emissions and another which assumes that improvements would take place.

3.57 In terms of PM10 levels, the assessment shows that the site is expected to meet the Government's annual mean and daily objectives both currently and in 2013. For NO2, current and future levels of NO2 are shown to meet the Government's hourly objective, but at some of the receptor points, the annual mean objective of no more than 40ug/m3 is predicted to be exceeded. One of these receptors is at the corner of the site closest to the King Street/Weltje Road junction. However, in terms of potential long term exposure Government guidance states that an outdoor location such as this is only relevant for short-term rather than long-term exposure. Therefore, consideration of the NO2 levels at the facades of the buildings on the site are more relevant when assessing potential exposure for the future users of the school.

3.58 At building facades, current NO2 levels range from 39.2ug/m3 to 42.5ug/m3 at ground level. At 1st floor level the concentrations drop to a range of 38.7ug/m3 to 41.1ug/m3. Pollutant concentrations fall with increasing height, so a reduction at 1st, 2nd and roof level are expected. NO2 levels are below 40ug/m3 at 2nd floor and roof level.

3.59 If vehicle emissions fall in line with Government expectations, then the Assessment shows that in 2013, NO2 concentrations would reduce so that all receptors at building facades show NO2 levels below 40ugm/3 (ranging from 34.1ug/m3 at roof height to 37.8ug/m3 ground floor level). However, if emissions do not improve as expected, the annual mean NO2 objective could be exceeded - particularly if weather conditions are not conducive to good dispersion of pollution. Under such worst case scenarios, the highest levels of NO2 at ground level are predicted to be 43.6ug/m3 and 42ug/m3 at 1st floor level. No exceedences are predicted at 2nd floor level and a very small exceedences is predicted at 1 roof level receptor (40.1ug/m3).

3.60 London Plan policy 7.14 on air quality requires development proposals to minimise increased exposure to poor air quality and make provision to address local air quality problems - this is particularly the case where a site is in an Air Quality Management Area such as Hammersmith & Fulham and where the development under consideration is likely to be used by large numbers of children, as is the case with this site. To meet the requirements of this policy, the London Plan suggests design solutions, buffer zones or steps to promote sustainable transport use to reduce exposure and also to help reduce emissions.

3.61 Although the new school would be implementing measures to address local air quality issues (e.g. through the implementation of a School Travel Plan), the Assessment shows that, under certain scenarios, NO2 levels could be higher than the Government's annual target level of 40ug/m3. Therefore a condition is recommended for an exposure mitigation scheme to be put in place to ensure that exposure to local pollution is minimised (Condition 46).

Flood Risk and Sustainable Urban Drainage Systems

3.62 The site is about 200m to the north of the Thames and is in the Environment Agency's Flood Zone 3. The existing defences in proximity to the site are in good condition and are maintained at between 5.54m AOD and 5.94m AOD. This is well above the maximum flood level expected by the Environment Agency (EA) at this part of the river. The applicants have submitted a Flood Risk Assessment which makes a number of recommendations in terms of implementation of flood resilient design measures. These would stop flood waters from reaching or penetrating the site and/or buildings and include use of flood resistant walls, fencing, gates etc and installation of

raised electrical sockets, non-return valves in waste pipes and temporary products to be fitted at the time of flood-risk such as door boards and airbrick covers. It is also recommended that the school subscribes to the EA's Flood Warning Service. An assessment of surface water drainage has also been undertaken. Officers are satisfied with the proposals and consider that the proposal is to discharge surface water into two soak away structures located in the play area will be satisfactory. It is the aim of Core Strategy Policy CC2 and London Plan Policy 5.13 to manage and reduce surface water run-off in new developments. The submission of a final Sustainable Urban Drainage Strategy to be implemented as part of the development, which would demonstrate how surface water will be managed and reduced, would be conditioned as part of a planning approval (Condition 38).

Contaminated land

3.63 Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. Conditions are recommended to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011. (Conditions 40-45)

MAYORAL CIL

3.64 Mayoral CIL came into effect in April 2012 and is a material consideration to which regard must be had when determining this planning application. CIL Regulations (2010) state that in dealing with planning applications, local planning authorities consider each on its merits and reach a decision based on whether the application accords with the relevant development plan, unless material considerations indicate otherwise. Where applications do not meet these requirements, they may be refused. However, in some instances, it may be possible to make acceptable development proposals which might otherwise be unacceptable, through the use of planning conditions or, where this is not possible, through planning obligations. London Plan policy 8.2 recognises the role of planning obligations in mitigating the effects of development and provides guidance on the priorities for obligations in the context of overall scheme viability. In this case, as the application proposes a building for educational use, the CIL levy is set at £0 per square metre; so in effect, is exempt from payment.

LEGAL AGREEMENT

3.65 The applicants have agreed to enter into a Section 106 legal agreement with the council. This will cover the following matters:

- A School Travel Plan
- Payment of local highways works, including building out the redundant crossover and alterations to the Traffic Road Orders on Weltje Road
- Details of the property being made available, including for hire, by local/community groups for meetings

4.0 CONCLUSION and RECOMMENDATION

4.1 Officers consider that the proposed land use is acceptable on the site and that the refurbished and new buildings would provide a valuable educational facility meeting a local need. The new building is considered to be of an acceptable design respecting the context of the existing buildings of merit on the site and the streetscene, whilst allowing

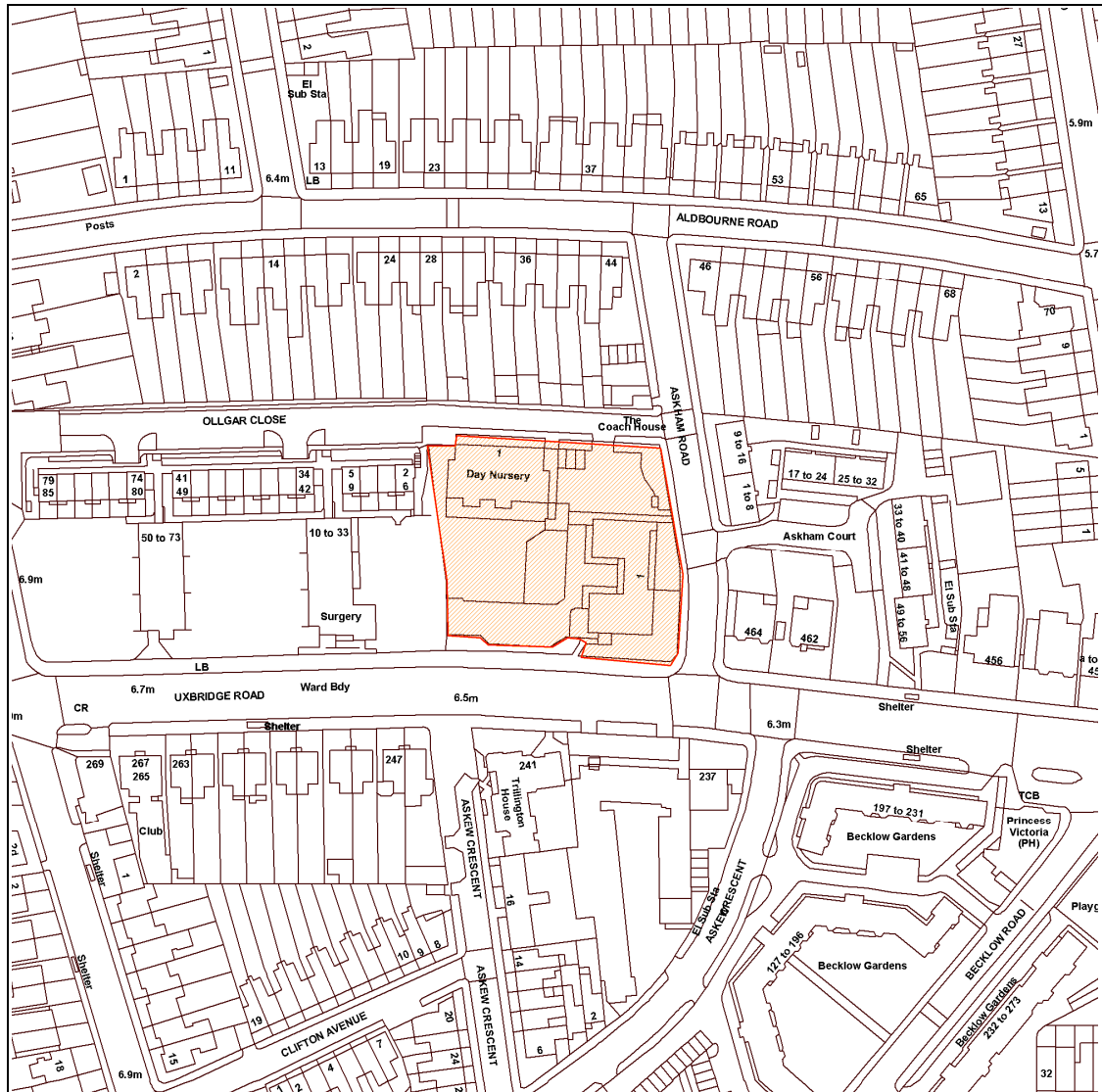
satisfactory space for the proposed school, and would not detract from the existing quality of the townscape. It is also considered that the proposal would not result in harmful levels of traffic generation and would not have a demonstrably harmful impact on local parking conditions or the amenities of surrounding residents to justify the refusal of planning permission. The development would deliver an environmentally sustainable and accessible building.

4.2 For these reasons, it is recommended that planning permission is granted, subject to conditions, and the completion of a legal agreement.

Ward: Wormholt And White City

Site Address:

Haven Centre 1 Ollgar Close And Askham Centre 1 Askham Road London W12 0NF



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Reg. No:
2012/02274/FR3

Case Officer:
Katherine Wood

Date Valid:
03.08.2012

Conservation Area:

Committee Date:
16.10.2012

Applicant:

London Borough Of Hammersmith And Fulham
C/O Savills (L&P) Ltd

Description:

Demolition of existing buildings (comprising the vacant Askham Family Centre and Haven Respite Centre) and erection of a three storey building on the Askham Road and Ollgar Close frontages, to provide a new respite centre (class C2) and a co-joined primary and secondary school for use by the relocated Queensmill School (a Special Educational Needs school, Class D1), together with associated landscaping works.
Drg Nos: Structural Soils Limited, Site Investigation Scheme Rev 1 report ref: 726012, June 2012; Structural Soils Limited report ref: 726012, April 2012; 472_005 Rev C; 472_006 Rev C; 472_007 Rev C; 472_008 Rev C; 472_009 Rev C; 472_100 Rev C; 472_101 Rev C; 472_200 Rev B; 472_201 Rev B

Application Type:

Full Regulation 3 - LBHF is Developer

Officer Recommendation:

That the application be approved pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992 subject to the condition(s) set out below:

- 1) The development hereby permitted shall not commence later than the expiration of 3 years beginning with the date of this planning permission.

Condition required to be imposed by section 91(1)(a) of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).

- 2) The building development shall not be erected otherwise than in accordance with the detailed drawings which have been approved ref: 472_005 Rev C; 472_006 Rev C; 472_007 Rev C; 472_008 Rev C; 472_009 Rev C; 472_100 Rev C; 472_101 Rev C; 472_200 Rev B; 472_201 Rev B; Structural Soils Limited report ref: 726012, April 2012; Structural Soils Limited, Site Investigation Scheme Rev 1 report ref: 726012, June 2012

In order to ensure full compliance with the planning application hereby approved and to prevent harm arising through deviations from the approved plans, in accordance with Policy EN8 of the Unitary Development Plan, as amended 2007 and 2011 and Policy BE1 of the Core Strategy 2011.

- 3) The number of pupils enrolled and accommodated at the school shall not exceed 150 at any one time.

In order to safeguard the amenities of neighbouring occupiers and the area generally, in accordance with Policy EN21 of the Unitary Development Plan, as amended 2007 and 2011.

- 4) The premises shall be used only for a school for children with special educational needs and a children's respite centre, and for no other purpose (including any other purpose in Class D1 or Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

In granting this permission, the Council has had regard to the special circumstances of the case. Certain other uses within the same use class may be unacceptable due to effect on residential amenity or traffic generation, in accordance with Policies EN21 and TN15 of the Unitary Development Plan as amended 2007 and 2011.

- 5) Pursuant to Article 3(1) and the provision of Article 3(2) of the Town and Country Planning (General Permitted Development) Order 1995, Part 32 of Schedule 2 of the said Order (being development within the curtilage of Schools, Colleges, Universities and Hospitals) (or any Order revoking or re-enacting that Order with or without modification) shall not apply to the school site to which this planning permission relates, and no such development within the curtilage of the school shall take place without planning permission first being obtained.

To enable the Council to retain control over any future development in view of the overall design and integrated appearance of the scheme and the effect of any such development on the external recreational areas of the school and the amenities of the surrounding properties, in accordance with policies EN2B, EN6 and EN8 of the Unitary Development Plan, as amended 2011.

- 6) The development hereby permitted shall not be used or occupied until full details of the proposed management of the school's facilities available for community use have been submitted to and approved in writing by the Council. Such details shall include any proposed charging mechanism for the facilities as well as details of times for when the facilities would be available for use by the community. The management of the community facilities shall be carried out in accordance with the details as approved unless otherwise agreed in writing by the Council.

To ensure the appropriate management and availability of the community facilities in accordance with Policies EN20A, EN20B and EN21 of the Unitary Development Plan as amended 2007 and 2011 and Core Strategy Policy CF1 2011.

- 7) No development shall take place until details of all materials to be used in the construction of the external surfaces of the development, have been submitted to and approved in writing by the council. The development shall be carried out in accordance with the approved details.

In order that the Council may be satisfied as to the details of the development in the interests of visual amenity of the area in accordance with policy EN8 of the Unitary Development Plan as amended 2007 and 2011 and Policy BE1 of the Core Strategy 2011.

- 8) The development hereby permitted shall not commence until detailed drawings of a typical bay of in the northern, eastern and southern elevations of the new building at a scale of no less than 1:20 are submitted to and approved in writing. The development shall be carried out in accordance with such details as have been approved and thereafter permanently retained in this form.

To ensure a satisfactory external appearance, in accordance with Policy EN8 of the Unitary Development Plan as amended 2007 and 2011 and Policy BE1 of the Core Strategy 2011.

- 9) The development hereby permitted shall not commence until details of the hard and soft landscaping of all areas external to the building, including planting and paving, and fences, gates and other means of enclosure have been submitted to and approved in writing by the Council, and the development shall not be occupied or used until such landscaping as is approved has been carried out. Any landscaping removed or severely damaged, dying or becoming seriously diseased within 5 years of planting shall be replaced with a tree or shrub of similar size and species to that originally required to be planted.

To ensure a satisfactory external appearance and satisfactory provision for permeable surfaces in accordance with Policy EN8 of the Unitary Development Plan as amended 2007 and 2011 and Policy BE1 of the Unitary Development Plan as amended 2011.

- 10) No tree, other than the Indian Bean tree (T14) and the trees identified as 'Category R' on the Tree Survey Plan ref: 80450/10/2 shall be lopped, topped, felled or wilfully destroyed without the prior approval in writing of the Council. Details of a replacement tree to be planted, including the position, species and height, shall be submitted to and approved in writing by the Council before any trees are removed. The approved replacement tree shall be planted in the next planting season following the removal of the Indian Bean tree (T14) shown on the plans submitted with the application. If the replacement tree is removed or severely damaged, dying or becoming seriously diseased within 5 years of planting it shall be replaced with a tree or shrub of similar size and species to that originally required to be planted.

To ensure a satisfactory provision for tree planting, in accordance with Policy EN26 of the Unitary Development Plan, as amended 2007 and 2011.

- 11) The development shall not commence until an arboricultural method statement, carried out by a qualified arboriculturalist, has been submitted to and approved in writing by the Council. The statement shall show the root systems of the trees near

to the new development which are to be retained, and how the method of excavation and construction of the foundations for the building, and any other landscaping and resurfacing, will protect these trees.

To ensure the protection of trees during development work on the site and to prevent their unnecessary loss, in accordance with Policies EN25 and EN26 of the Unitary Development Plan as amended 2007 and 2011.

- 12) Any material changes to the external appearance of the building, including the installation of air-handling units, ventilation fans or extraction equipment, must first be submitted and approved in writing by the Council prior to their installation. Any alterations shall be implemented in accordance with the details that are approved.

To ensure a satisfactory external appearance and prevent harm to the street scene, and to safeguard the amenities of neighbouring residential occupiers, in accordance with Policies EN8, EN20A, EN20B and EN21 of the Unitary Development Plan, as amended 2007 and 2011.

- 13) The development hereby permitted shall not commence until a surface water drainage scheme, based on sustainable drainage principles, has been submitted to and approved in writing by the council. The scheme shall be implemented in accordance with the approved details prior to first occupation of the development hereby permitted, and thereafter permanently retained and maintained in working order.

To prevent any increased risk of flooding and to ensure the satisfactory storage of/disposal of surface water from the site in accordance with Policy CC2 of the Core Strategy 2011 and Policy 5.13 of The London Plan 2011.

- 14) The development shall not commence until a statement of how 'Secured by Design' requirements are to be adequately achieved has been submitted to and approved in writing by the Council. The approved details shall be carried out prior to occupation or use of the development hereby approved and permanently maintained thereafter unless otherwise agreed in writing by the Council.

To ensure a safe and secure environment for users of the development, in accordance with Policy EN10 of the Unitary Development Plan, as amended 2007 and 2011.

- 15) The permitted use shall not commence until full details of a School Travel Plan for the new school has been submitted to and approved in writing by the Council. Upon the commencement of the use the School Travel Plan shall be implemented in full compliance with the approved details, and shall thereafter continue to be fully implemented whilst the use remains in operation. Such details must include information on how alternative methods of transport to and from the school, other than by car, will be encouraged. The School Travel Plan shall be reviewed on the first anniversary of the school's opening, and thereafter regularly reviewed, at intervals to be agreed with the council.

To ensure that the use does not generate an excessive number of car trips which would be contrary to the Council's policies of car restraint set down in Policy TN15 of the Unitary Development Plan, as amended 2007 and 2011 and Policy T1 of the Core Strategy 2011.

- 16) The permitted use shall not commence until full details of a School Management Plan for the new school has been submitted to and approved in writing by the Council. Upon the commencement of the use, the School Management Plan shall be implemented in full compliance with the approved details, and shall thereafter continue to be fully implemented whilst the use remains in operation. Such details shall include information on the school hours of use and how arrivals/departures of minibuses would be staggered; the number and times of recreation breaks; and a plan for staff supervision at arrival and leaving times and recreation times.

To ensure that the use does not result in loss of amenity to neighbouring residents in terms of noise and disturbance, in accordance with Policy T1 of the Core Strategy 2011 and policies TN15, EN20C and EN21 of the Unitary Development Plan as amended 2007 and 2011.

- 17) The development hereby permitted shall not commence until full details of how the development accords with the Council's 'Access for All' Supplementary Planning Document has been submitted to and approved in writing by the Council.

To ensure that the proposal provides an inclusive and accessible environment in accordance with the Council's 'Access for All' Supplementary Planning Document and London Plan Policy 7.2 2011.

- 18) Prior to commencement of the development hereby approved, a Refuse and Servicing Management Plan shall be submitted to and approved in writing by the Council. Details shall include the weekly numbers and times of deliveries and collections, the size of vehicles to be used and details of off-loading locations and vehicle movements. The use shall thereafter be carried out in accordance with the agreed details.

To ensure that the refuse collection and servicing requirements of the school will not adversely impact on the operation of the public highway and to ensure that the amenity of occupiers of the surrounding premises are not adversely affected by noise, in accordance with Policies TN8, TN13, EN20A, EN20B and EN21 of the Unitary Development Plan, as amended 2007 and 2011

- 19) The development hereby permitted shall not be occupied or used until full details (including elevational drawings) of proposed covered cycle racks for 12 bicycles have been fully submitted to and approved in writing by the council. The cycle parking shall be provided on the site prior to the first occupation of the building and shall thereafter be permanently retained.

To ensure the provision and permanent retention of the cycle parking spaces for parking purposes, in accordance with Policy TN6 and Standard S20 of the Unitary Development Plan, as amended 2007 and 2011.

- 20) Prior to commencement of the development hereby approved, a demolition method statement and a construction management plan shall be submitted to and approved in writing by the Council. Details shall include control measures for dust, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 0800-1800hrs Mondays to Fridays and 0800-1300hrs on Saturdays, advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. The details shall also include the numbers, size and routes of construction vehicles, provisions within the site to ensure that all vehicles associated with the construction works are properly washed and cleaned to prevent the passage of mud and dirt onto the highway, and other matters relating to traffic management to be agreed. Approved details shall be implemented throughout the project period.

To ensure that demolition and construction works do not adversely impact on the operation of the public highway, and that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting or other emissions from the building site, in accordance with Policies TN8, TN13, EN20A, EN20B, EN20C and EN21 of the Unitary Development Plan, as amended 2007 and 2011.

- 21) Neither music nor amplified voices emitted from the development shall be audible at any residential / noise sensitive premises.

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, in accordance with Policies EN20A, EN20B and EN21 of the Unitary Development Plan, as amended 2007 and 2011.

- 22) Prior to use of the development, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from any plant / machinery / equipment and / or any extract / ventilation system and ducting and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from any such noise sources will be lower than the lowest existing background noise level by at least 10dBA, as assessed according to BS4142:1997 at the nearest and / or most affected noise sensitive premises, with all noise sources operating together at maximum capacity. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise from plant / mechanical installations / equipment, in accordance with Policies EN20A, EN20B and EN21 of the Unitary Development Plan, as amended 2007 and 2011.

- 23) The outside play areas shall not be used by school pupils other than between the hours of 08:00 to 18:00 on Monday to Fridays and at no time on Saturdays, Sunday and Public / Bank Holidays.

To ensure that the amenity of occupiers surrounding premises is not adversely affected by noise from activities or people at or arriving to / leaving the site, in accordance with Policies EN20A, EN20B and EN21 of the Unitary Development Plan, as amended 2007 and 2011.

- 24) No tannoys or public address systems shall be used unless details have been submitted to and approved in writing by the Council. Approved details shall be implemented prior to use and thereafter be permanently retained.

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, in accordance with Policies EN20A, EN20B and EN21 of the Unitary Development Plan, as amended 2007 and 2011.

- 25) Prior to commencement of the use, details shall be submitted to and approved in writing by the Council, of the installation, operation, and maintenance of odour abatement equipment and extract system, including the height of the extract duct and vertical discharge outlet, in accordance with the 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' January 2005 by DEFRA. Approved details shall be implemented prior to the commencement of the use and thereafter be permanently retained.

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by cooking odour, in accordance with Policies EN20A and EN21 of the Unitary Development Plan, as amended 2007 and 2011.

- 26) Prior to commencement of the development, details of external artificial lighting shall be submitted to and approved in writing by the Council. Lighting contours shall be submitted to demonstrate that vertical illumination of neighbouring premises is a maximum of 10lux at ground floor and 5lux at first and higher floor levels. The recommendations of the Institution of Lighting Professionals in the 'Guidance Notes For The Reduction Of Light Pollution 2005' shall be met and details should also be submitted for approval of measures to prevent glare and sky glow by correctly using, locating, aiming and shielding luminaires. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by lighting, in accordance with Policies EN20C and EN21 of the Unitary Development Plan, as amended 2007 and 2011.

- 27) Other than the external play area at first floor level on the eastern side of the building shown on the approved drawings, no alterations shall be carried out to the flat roofs of the new buildings to create a terrace or other amenity space. No

railings or other means of enclosure shall be erected around the roofs and no alterations shall be made to form access onto the roof.

The formation/use of a terrace would be harmful to the existing amenities of the occupiers of neighbouring residential properties as a result of overlooking and loss of privacy and the generation of noise and disturbance, contrary to Policy EN21 and Standards S13.2 and S13.2A of the Unitary Development Plan, as amended 2007 and 2011.

- 28) The development hereby permitted shall not commence until a Sustainable Design and Construction Statement, which shall include details of measures that will be taken to ensure the environmental sustainability of the development and the construction phase, has been submitted to and approved in writing by the Council, with all works to be carried out in accordance with the approved plan.

To ensure that the development is consistent with sustainable design objectives in accordance with Policies 5.2 and 5.3 The London Plan 2011 and Policy CC1 of the Core Strategy 2011.

- 29) The development hereby permitted shall not commence until a final Energy Strategy, which shall identify the CO2 reductions that will be achieved within the new building as a result of sustainable and renewable energy measures, has been submitted to and approved in writing by the Council. The measures identified in the approved Energy Strategy shall be fully implemented prior to the occupation of the building and permanently retained thereafter.

To ensure an energy efficient development that integrates on-site renewable energy generation to help reduce its carbon dioxide emissions, in accordance with Policies 5.2 and 5.7 of the London Plan 2011 and Policy CC1 of the Core Strategy 2011.

- 30) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until, following a site investigation undertaken in compliance with the approved site investigation scheme (Structural Soils Limited, Site Investigation Scheme Rev 1 report ref: 726012, dated June 2012), a quantitative risk assessment report is submitted to and approved in writing by the Council. This report shall: assess the degree and nature of any contamination identified on the site through the site investigation; include a revised conceptual site model from the preliminary risk assessment based on the information gathered through the site investigation to confirm the existence of any remaining pollutant linkages and determine the risks posed by any contamination to human health, controlled waters and the wider environment. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. The condition is required to ensure that no unacceptable risks

are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011.

- 31) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until, a remediation method statement is submitted to and approved in writing by the Council. This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved quantitative risk assessment. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. The condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011.

- 32) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until the approved remediation method statement has been carried out in full and a verification report confirming these works has been submitted to, and approved in writing, by the Council. This report shall include: details of the remediation works carried out; results of any verification sampling, testing or monitoring including the analysis of any imported soil; all waste management documentation showing the classification of waste, its treatment, movement and disposal; and the validation of gas membrane placement. If, during development, contamination not previously identified is found to be present at the site, the Council is to be informed immediately and no further development (unless otherwise agreed in writing by the Council) shall be carried out until a report indicating the nature of the contamination and how it is to be dealt with is submitted to, and agreed in writing by, the Council. Any required remediation shall be detailed in an amendment to the remediation statement and verification of these works included in the verification report. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. The condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011.

- 33) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until an onward long-term monitoring methodology report is submitted to and approved in writing by the Council where further monitoring is required past the completion of development works to verify the success of the remediation undertaken. A verification report of these monitoring works shall then be submitted to and approved in writing by the Council when it may be demonstrated that no residual adverse risks exist. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. The condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011.

- 34) Prior to the commencement of development, full details of the proposed ventilation system for the building, including the location of air intakes for mechanical ventilation and an assessment of the air quality within the building where any natural ventilation is proposed, shall be submitted to and approved in writing by the Council. The details as approved shall be fully implemented prior to the occupation of the building.

To ensure a satisfactory standard of appearance and to ensure that air quality would be of an acceptable level for the occupants and users of the building, in accordance with policy EN8 of the Unitary Development Plan as amended 2007 and 2011, Policy 7.14 of The London Plan 2011 and Policy CC4 of the Core Strategy 2011.

- 35) The development shall not be occupied until the proposed works to the public highways on Ollgar Close and Askham Road are fully completed to the Council's Streetsmart standards.

To ensure a satisfactory standard of appearance and to maintain pedestrian and highway safety, in accordance with Policies EN8, TN6 and TN8 of the Unitary Development Plan as amended 2007 and 2011.

- 36) No development shall commence until details are submitted and approved in writing by the Council, of the position, number and noise output of the proposed air source heat pumps and the final position and number of the proposed PV panels, to be provided as part of the approved development. The development shall be carried out in accordance with the details as approved and permanently retained in this form.

To ensure a satisfactory standard of external appearance and to prevent noise and disturbance to neighbouring residents, in accordance with Policies EN2, EN8 and EN21 of the Unitary Development Plan as amended 2007 and 2011.

- 37) The development hereby approved shall not be occupied until details of the proposed screening to the external play area at first floor level have been submitted to and approved in writing by the Council. The screening as approved shall be provided prior to use of the development and permanently retained thereafter.

To ensure that the development does not cause loss of privacy to neighbouring properties, in accordance with Policy EN21 and Standard S13.2 of the Unitary Development Plan as amended 2007 and 2011.

- 38) The development hereby permitted shall not be occupied until the allocated parking bays for blue badge holders as indicated on the approved drawing ref: 472/005 Rev B have been provided. Once provided, the spaces shall be permanently retained for this purpose.

To ensure adequate access for persons with disabilities or mobility difficulties in accordance with Standard S18 of the Unitary Development Plan, as amended 2007 and 2011, and the Council's 'Access for All' Supplementary Planning Document.

Justification for Approving the Application:

- 1) 1. Land Use: The proposed development would involve the redevelopment of an existing site in Class D1/Class C2 use for use as a Class D1 school and a Class C2 respite centre. It is considered that the site is an appropriate location for such uses. The relocation of the existing Queensmill School would enhance the provision for special educational needs within the borough. The proposed development would provide facilities for dual use by the community. It is thus considered that the proposal complies with Policies CS8 and CS12 of the Unitary Development Plan as amended 2007 and 2011, Policy CF1 of the Core Strategy, and Policy 3.18 of The London Plan 2011.
2. Design and Conservation: It is considered that the proposed replacement building would be appropriate in scale, height, mass, proposed materials and design. The building would be designed to meet specific educational needs, whilst also presenting a suitable response to the context of the surrounding street scenes. Policies EN8 of the Unitary Development Plan as amended 2007, Policy BE1 of the Core Strategy 2011, and Policies 7.4, 7.6 and 7.8 of the London Plan 2011 would therefore be satisfied.
3. Highways matters: There would be no adverse impact on traffic generation and the scheme would not result in congestion of the primary road network. An

appropriate level of parking for the school and respite centre would be provided, including provision for off-street drop-offs and servicing. The proposed alterations to the highway would not reduce the capacity for on-street parking to an unacceptable level. Measures to further reduce car trips to school would be contained within a School Travel Plan. Satisfactory provision would be made for cycle parking. Adequate provision for servicing and the storage and collection of refuse and recyclables would be provided. The proposal is thereby in accordance with Policy T1 of the Core Strategy 2011 and policies EN17, TN4, TN6, TN13, TN15 and TN28 and Standards S18.1, S19, S20.1, S22, S23 of the Unitary Development Plan as amended 2007 and 2011

4. Residential Amenity: The impact of the proposed development upon adjoining occupiers is considered acceptable. Due to the relationship of the proposed building to residential neighbours and its position, height and bulk, it is not considered that the proposal would materially affect the outlook and light to neighbouring properties. Residents' privacy would not be affected to an unacceptable degree. Measures would also be secured by condition to reduce noise and disturbance to nearby occupiers from the operation of the proposed school. In this regard, the development would respect the principles of good neighbourliness, and thereby satisfy policies EN8, EN21 and standards S12 and S13 of the Unitary Development Plan, as amended 2007 and 2011.

5. Sustainability: The proposal would seek to reduce pollution and waste and minimise its environmental impact, including measures that would conserve energy, materials and water, reduce air, noise and water pollution, and promote sustainable waste behaviour. It is not considered that the development would have an adverse impact on a watercourse, flood plain or flood defences, and the implementation of a sustainable urban drainage strategy would be required by condition to ensure there is no adverse impact on localised flooding. Policies CC1, CC2, CC3, and CC4 of the Core Strategy 2011 and Policies 5.2, 5.7 and 5.13 of The London Plan are thereby satisfied.

6. Access and Crime Prevention: Subject to conditions the development would provide a safe and secure environment, and would be accessible to all users in accordance with Policy TN1 of the Core Strategy 2011, Policy EN10 of the Unitary Development Plan as amended 2007 and 2011, Policies 7.2 and 7.3 of The London Plan 2011 and the Council's adopted supplementary planning document 'Access for all'.

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

All Background Papers held by Michael Merrington (Ext: 3453):

Application form received: 17th July 2012
Drawing Nos: see above

Policy Documents: The London Plan 2011
Unitary Development Plan as amended 2007 and 2011
Core Strategy 2011

Consultation Comments:

Comments from:

Dated:

Thames Water - Development Control

09.08.12

Neighbour Comments:

Letters from:

Dated:

8 Sedgeford Road London

08.08.12

NAG

17.08.12

30 Ollgar Close London W12 0NF

18.08.12

1.0 BACKGROUND

1.1 The application site comprises two buildings with a site area of 0.41 hectares, under the ownership of the London Borough of Hammersmith and Fulham. The Haven Centre, fronting on to Ollgar Close, is a single storey flat-roofed building and was last used as a respite centre for children. The Askham Centre, fronting Askham Road, is a two storey flat-roofed building last used as a children and family resource centre. Both buildings are now vacant.

1.2 The site backs on to the busy Uxbridge Road to the south, but is surrounded by residential properties to the east, north and west. In the north-east part of the site there is a shared car parking area for both buildings. There is a substantial soft landscaped area which forms the south-western part of the site. There are several mature and semi-mature trees in this area. The site is bounded by a part 1.8m brick wall and part 1m brick wall along Uxbridge Road to the south, to the east and north by a 2m chain link fence and to the west by a 1.8m brick wall. Pedestrian access to the Haven Centre is via Ollgar Close and to the Askham Centre via Askham Road. There is a double width dropped kerb along Ollgar Close allowing access to the parking area.

1.3 The site is not within or near to a conservation area. It is not within the Environment Agency's Flood Risk Zones 2 or 3 (the site is therefore within Flood Risk Zone 1 which has the lowest risk of tidal flooding).

1.4 There are a number of planning records relating to the buildings since their construction in the 1970s. Most relevantly, in 1989 (1989/01850/FUL), planning permission was granted for the change of use of no.1 Askham Road to a children and family day resource centre incorporating two self-contained two bedroom units, one self contained three bedroom units and two bedsitter units. In 2002 (2002/01284/FUL), planning permission was granted for the change of use of no.1 Ollgar Close from a

children's day care centre (D1) to a residential and day care respite care centre for disabled children (class C2); increase in height to existing gates.

1.5 The current planning application is for the demolition of the existing buildings and the erection of a three storey building on the Askham Road and Ollgar Close frontages, to provide a new respite centre (class C2) and a co-joined primary and secondary school for use by the relocated Queensmill School (a Special Educational Needs school, Class D1), together with associated landscaping works. The school would provide accommodation for 120 students and 80 staff. The respite centre would have six bedrooms and up to four overnight staff.

1.6 The proposal has been amended since the receipt of the planning application. The building's footprint has been reduced by 2m on the western side in order to avoid impact on the trees on the western boundary of the site. An external staircase on the northern elevation has also been omitted to improve the design of the building. The vehicle crossover on Ollgar Close has also been repositioned 5m further east (to a similar position as the existing crossover) to avoid impact on a tree on the northern boundary.

1.7 Queensmill School is an established and successful primary and secondary school for the education of children on the autistic spectrum. Following the 2008 SEN Review, the decision to expand the school from a primary to an all-age school was taken by the Council in response to the rising number of local pupils with Autism Spectrum Disorders (ASD), and increasing demand from parents.

1.8 Following public consultation, the new secondary provision opened temporarily at Queensmill's primary school site at Clancary Road, Fulham in September 2009. Subsequently this moved to temporary premises at Gibbs Green in 2010 to allow the admission of a further form of entry at Year 7. In order for the existing classes to progress through the school, additional accommodation is now required, otherwise current primary pupils will be denied secondary places.

2.0 PUBLICITY AND CONSULTATIONS

2.1 The planning application has been advertised by way of three site notices, a press advert and individual notification letters to 432 neighbouring properties.

2.2 To date, 3 responses have been received from occupiers of neighbouring properties in Ollgar Close, Sedgeford Road and Aldbourne Road, raising the following comments and objections in summary:

- loss of views
- increase in traffic congestion
- noise and disturbance from use of play area to the rear
- trees should be retained
- proposal would affect property values
- noise and disturbance from building works

2.3 Thames Water was consulted and has responded with no objection to the impact of the proposal on water infrastructure. In terms of the impact on local sewerage networks, Thames Water advises that a scheme for the suitable removal of surface water is required in order to avoid surcharge of existing sewers. A surface water

management scheme will be submitted by condition on any approval (Condition 13) which Thames Water will be consulted on.

2.4 Public consultation was also carried out prior to the submission of the application, in the form of a public exhibition of the proposals held over two days in May 2012. Following the exhibition, three written responses from local residents were received by the applicant's agent: two in support of the proposal and one raising concerns about loss of privacy, overshadowing, impact on property value and disruption during the construction phase. The agents responded to the objector, and the design of the new building has ensured that the proposed development would not have an unacceptable impact on the privacy, daylight and sunlight enjoyed by neighbouring properties. The construction of the building would be carried out under reasonable restrictions according to relevant Environmental Protection legislation which relate to hours of operation and control of dust, noise and lighting. A condition would be attached to a planning permission requiring a construction management plan to be submitted (Condition 20) which would cover these issues.

2.5 The proposal was presented to the Design Review Panel in November 2011, with an earlier design for the proposed new buildings. The Panel recommended that given the design constraints, the applicant should explore a design in which the new buildings formed simpler linked pavilions with a limited palette of materials. The Panel's recommendations have been incorporated into the final design of the scheme.

3.0 PLANNING CONSIDERATIONS

3.1 The main planning issues in this case are considered to be:

- The acceptability of the demolition and the replacement of the existing buildings and the principle of the uses proposed;
- the design and appearance of the proposed new building, taking into account the purpose of the building as a SEN school and the resulting design ethos;
- the impact of the building and its use on the amenities of neighbouring residents;
 - traffic and parking implications;
 - energy, crime prevention, access, contaminated land and flood risk issues

Land use and Principle of the Demolition:

3.2 The current buildings on the site are post-war red-brick buildings which are not considered to be of any architectural or historic merit. The site is not within a conservation area. There is not therefore an objection in principle to the demolition of the buildings, subject to their replacement with a satisfactory redevelopment scheme. The design of the replacement buildings will be considered below.

3.3 The current buildings are a mixture of Class D1 (non-residential institution) and Class C2 (residential institution) floorspace. The current proposal is for predominantly Class D1 floorspace as the primary use would be for a school, but the use would retain 660sqm of Class C2 residential floorspace, as the buildings would incorporate a respite centre with six bedrooms on the ground floor.

3.4 UDP Policy CS8 seeks to ensure the availability of land or buildings required for the provision of community service uses. Policy CS10 states that the council will, where a local need exists, require the retention or replacement of community service facilities, if redevelopment occurs.

3.5 Policy CF1 of the Core Strategy states that the Council will seek to provide high quality accessible and inclusive facilities for the community by: encouraging the co-location of community facilities and services where opportunities arise; 'and seeking the improvement of school provision, including: improvement and/or expansion of secondary schools; improvement and/or expansion of primary schools through the primary school capital programme.' This policy also seeks to protect all existing community facilities and services where there is an identified need.

3.6 The children's services located in the Askham Centre have now vacated the building and have been moved to new premises at the Fulham Youth Project Centre, Caroline Walk. The Haven Centre, which provided respite care for children, has been moved to new premises at 120 Dalling Road. The new building would provide a co-located school and respite care facility, and would thus continue the community service use of the land. The respite facility would provide six bedrooms plus a live-in staff bedroom, and would be used both by children who attend the new Queensmill School, and those who do not. The school has also confirmed that rooms within the building can be made available for use by community groups outside of school hours. Full details of the out-of-hours use and the arrangements for making the buildings available for community groups including any charging mechanism would be requested by condition (Condition 6), to ensure that the building is available and that the use does not cause disturbance to neighbouring residents.

3.7 It is considered that the replacement uses are thus acceptable in land use terms and that the scheme would accord with UDP Policies CS8 and CS10, and Core Strategy Policy CF1.

Design:

3.8 Relevant local policies concerning the proposed design of the development include EN8 within the Unitary Development Plan and Policy BE1 in the Core Strategy.

3.9 UDP Policy EN8 states that 'development will not be permitted unless it is of a high standard of design, and compatible with the scale and character of existing development and its setting. The use of innovative and contemporary materials will be welcomed, provided these enable the design to be sensitively integrated into the existing built form and landscape. All proposals must be formulated to respect:

- a) the historical context of the area and its sense of place; and
- b) the scale, mass, form and grain of surrounding development, and
- c) the relationship of the proposed development to the existing townscape, including the local street pattern and landmarks and the skyline and skyspace; and
- d) the prevailing rhythm and articulation of frontages; and
- e) local building materials and colour; and
- f) locally distinctive architectural detailing; and
- g) sustainability objectives; and
- h) the principles of good neighbourliness.'

3.10 Policy BE1 of the Core Strategy 2011 states that 'Development should create a high quality urban environment that respects and enhances its townscape context and

heritage assets. There should be an approach to accessible and inclusive urban design that considers how good design, quality public realm, landscaping and land use can be integrated to help regenerate places. In particular, development throughout the borough should be of the highest standard of design that respects local context and character and should protect and enhance the character, appearance and setting of the borough's conservation areas and its historic environment'.

3.11 London Plan Policy 7.4 states that 'Buildings, streets and open spaces should provide a high quality design response that: a) has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass, b) contributes to a positive relationship between the urban structure and natural landscape features, c) is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings, d) allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area, and e) is informed by the surrounding historic environment.'

3.12 Paragraph 58 of the NPPF states that planning decisions should aim to ensure that developments: 'will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit; optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks; respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive as a result of good architecture and appropriate landscaping.' Para. 60 states 'Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.'

3.13 The building's design in this instance has been strongly influenced by the needs of the school and the particular educational requirements of its students. In this respect, the design has been formulated in close consultation with the school's headteacher, parents and governors, with the aim of creating a centre of excellence in the education of children with ASD. In consultation with officers, the proposed design has been significantly developed to ensure that the new building also presents a suitable response to the context of the surrounding street scene and will complement the character of the area.

3.14 Queensmill School achieves outstanding results in supporting and progressing the learning of children with ASD and it is a much valued educational facility in the borough. Underpinning the delivery of its specialist curriculum is a strong ethos of providing a "low arousal" environment for the pupils, in which all sensory distractions are minimised, reducing anxiety and optimising children's focus on their learning. This ethos is used to good effect at Clancarty Road, where the Victorian building has had to be adapted, but the new building will provide the opportunity for a custom-built school based on these principles. The form and function of both the external façade and the internal layout and detailed design have therefore aimed to simplify the pupils' surroundings in order to reduce sensory stimuli. For example, a regular pattern of individual windows, or brick

patterns, will cause some pupils to obsessively count windows or bricks. The resulting design is therefore minimalistic internally and externally.

3.15 The footprint of the building will largely replicate the footprint of the existing buildings on the site, and would therefore form an L-shaped building with frontages on to Ollgar Close and Askham Road, retaining the existing car parking area on the corner of these two roads. Whilst the restoration of a building frontage onto Uxbridge Road would have also been a valid townscape response to the site in that it would recreate the enclosure of the original Victorian villas, since these buildings were demolished in the 1960s a screen of mature trees have grown along this frontage behind the brick boundary wall. These trees are valuable to the visual amenity of the area and a scheme that involved the removal of the trees would not therefore be welcome. The proposed scheme has therefore sought to adopt a similar form to the existing buildings and the strong landscape framework has informed the design and layout of the proposal. The contribution that the existing trees make to the street scene is thereby preserved.

3.16 The immediate built environment which surrounds the site comprises buildings of 2-4 storeys but does not have a consistent grain or building typology. The design of any development on this site is relatively unconstrained in this respect. The height of the building at three storeys would be appropriate in the street scene. Following several design iterations and advice from the Design Review Panel, it was considered that the building would be most successful, given the design constraints, if it had a clarity of form with a limited palette of materials and clean crisp detailing. This has informed the final design.

3.18 The proposed design concept is one of two linear blocks connected by a "knuckle" on the corner which provides the main point of arrival and entrance. The proposed street elevations, whilst adhering to the design principles adopted to meet the specific client brief, have responded to their context and have a scale and design which provide visually interesting elevations to add to the street scene. The scale and design also addresses the principal corner and public face of the development with a corner window and set back top floor with canopy structure which forms a good composition and responds to the views along Uxbridge Road.

3.19 The elevations facing inwards to the garden space are calmer and have less variation. They would provide a relatively neutral backdrop to the landscaped garden where they would be glimpsed through the foliage of the trees. These facades would not be visible to any significant degree from the surrounding public realm as the mature trees on the Uxbridge Road frontage would screen the building. On the other boundaries, the trees would also soften and screen the building in public views.

3.20 The proposed materials include render, which is considered to be appropriate for the unbroken, strong geometric form of the linear elevations, translucent panels for the stair cores and hall, and clear and translucent glazing for the window openings. A small terrace at first floor level would be screened by a landscaped frame. The quality of the materials will be crucial to the success of a simple building of this nature, and the materials and finish will be reserved by condition for further approval (Conditions 7 and 8).

3.21 It is acknowledged that the building would be unique in the surrounding area in terms of its materials and design, but the building would also have a unique purpose, reflecting a pioneering approach to education. The proposed building would be bespoke to perform this purpose, but it is also considered that a high quality

development is proposed which in turn would not detract from the quality of the existing townscape.

3.22 In conclusion, then, it is considered that the design of the proposed building is acceptable, given that it would perform a valuable function in providing specialist education. It is thus considered that the proposals comply with the Council's Policies EN8 and BE1, and the relevant London Plan and national policy on design.

Tree protection:

3.23 The building has been designed to avoid impacting on the majority of the mature trees on the site, which are important to the visual amenity of the area. The footprint of the building has been amended since receipt of the original application, to move the building away from the trees on the western boundary which are subject to Tree Preservation Orders.

3.24 A tree survey has been carried out by the Council to ascertain the species, health and lifespan of the trees on the site. Trees have been categorised into the British Standard's four categories according to their health and amenity value: Category 'R' - Remove due to poor health and/or danger; Category 'A' - high quality specimen and long lifespan; Category 'B' - moderate quality specimen and average lifespan; Category 'C' - low quality or young tree. Three small trees in the middle of the site, and one larger false acacia tree, which have been surveyed as being a 'Category R' trees, would be removed. There is no objection to the removal of these trees due to their poor health. The only healthy tree to be removed is a 'Category B' Indian Bean tree within the site. This would have to be removed in order to construct the new staircore link between the two buildings. Although the loss of this tree would be unfortunate, it is recognised that the development could not realistically go ahead with the requisite layout and floorspace, whilst retaining this tree. It would be a condition of a planning approval that a replacement tree of an equivalent size and species shall be planted following the removal of the Indian Bean tree (Condition 10). This could be planted close to the site boundaries, where it would have more value in contributing to the visual amenity of the area.

3.25 A condition would be placed on a planning permission requiring the implementation of satisfactory tree protection measures for all the retained trees, to ensure that the development will not have an adverse impact on any other tree (condition 11). Subject to these conditions, then, it is considered that the development would be acceptable having regard to impact on trees, in accordance with Policies EN25 and EN26 of the Unitary Development Plan.

Residential amenity:

3.26 The new development would introduce a three storey building on the Ollgar Close and Askham Road frontages, replacing a single storey and two storey building in a similar position. Due to the orientation and position of neighbouring properties, it is not considered that the proposed building would adversely affect existing residents in terms of loss of light or outlook.

Daylight and sunlight

3.27 The nearest residential properties to the proposed building are flats at nos.2-6 Ollgar Close to the west of the site, which have windows facing south. The proposed

building would extend beyond the rear elevation of these properties by 7m, but would be set 11m away from the side wall of the existing flats. A 45-degree line drawn in plan and elevation from the new building towards the neighbouring property would not intrude across any of the neighbour's windows, and the development thus accords with the Building Research Establishment's (BRE) test for assessing loss of daylight from a building built adjacent to an affected window. There is also a screen of tall trees on this western boundary. No significant loss of daylight would therefore occur to the windows in this property to the west.

3.28 To the north, the properties on Aldbourne Road are approximately 35m away and the new building would not have a significant impact on daylight to windows in these properties. To the east, the flats at Askham Court have windows facing towards the development site, but only a small part of the proposed building would be built directly opposite windows to habitable rooms in this building - most windows in the existing building would continue to overlook the car park. The part of the proposed building which would be built directly opposite windows in Askham Court is a single storey element with the screen to the rooftop playspace above, with the three storey element set further back. The development would be comfortably below a line drawn at 25-degrees from the centre of the lowest window at Askham Court, and in accordance with BRE guidance, the development is not therefore considered to adversely affect daylight to these windows.

3.29 No. 464 Uxbridge Road has windows in the flank elevation which face west towards the development site. The new building would be approximately 23m away from this existing building at this point, and the development would be below a 25 degree line drawn from the centre point of the lowest window at this property. The proposed building is not therefore considered to have the potential for adverse or noticeable impact on the daylight available to neighbouring properties.

3.30 A sun shadowing analysis has been submitted to ascertain the impact of the proposed building on neighbours' sunlight conditions. This shows that in summer months, the building would not have any further impact on the overshadowing of neighbouring gardens or buildings at any point in the day. Any further impact on shadowing in winter months is restricted to the ends of the long gardens at properties in Aldbourne Road, in the mornings only. It is not considered that the proposed building would significantly reduce the amount of sunlight enjoyed at neighbouring properties and gardens.

Outlook

3.31 The development would comply with a 2m/45 degree line drawn from the rear boundaries of the neighbours on Aldbourne Road that back on to Ollgar Close, and the requirements of the Council's outlook standard S13.1 are thus met. These properties have long rear gardens of approximately 25m and the façade-to-façade distance between the houses and the new development would be over 35m. Whilst the outlook standards do not generally apply to the front of properties, it is noted that the development would be well within a 45 degree line drawn from ground level at the front façade of Askham Court, and it is not considered that the development would have a significantly adverse impact on the outlook from these flats.

3.32 The east-facing flats at 10-33 Ollgar Close would not directly face the new development and are over 26m away from the site of the new building. The new development would comfortably comply with the 2m/45 degree line drawn from the

eastern boundary of these properties, in accordance with the Council's outlook standard S13.1. This neighbouring site is also screened by tall conifer trees on the boundary and mature trees in the grounds. It is not considered that the new building would thus adversely affect the outlook of properties to the west of the site.

Privacy

3.33 The windows on all elevations of the proposed building would be at least 18m from the habitable rooms of all surrounding neighbouring properties and the development is therefore judged to protect privacy conditions. An external play area is proposed at first floor level on the north-east corner of the building, but this would be screened on all sides with opaque screening above head-height. This screening would be secured by condition (Condition 37). The new building would not therefore impact on the privacy enjoyed by surrounding properties.

Noise/disturbance

3.34 In terms of the use of the building and its impact on residential properties, it is acknowledged that there would be increased activity on the site, especially at the beginning and end of each school day. However, it should be noted that due to the nature of the proposed school, the numbers of pupils are not likely to exceed 120 across both primary and secondary schools, and the behaviour of students in terms of noise from play is also very different from a mainstream school. The headteacher has confirmed that recreation times tend to be very quiet as children do not choose to play together but retreat to spaces by themselves. Play times are staggered into three sessions (for young children, juniors and seniors) of a maximum of 25 minutes each, and are highly staffed with at least four staff per session.

3.35 The existing garden to the south west of the site would be used as the primary external recreation space but no formal play areas would be provided. The nearest residential neighbouring facades are approximately 27m away from the boundary of the site. Due to the above considerations it is not considered that spillage of noise from these external areas would cause significant loss of amenity to neighbouring residents, particularly as these areas would be used only during the school day and for limited periods. However, a School Management Plan would be required by condition (Condition 16) which would detail the numbers using the external play areas, the number and times of recreation times as well as other issues such as the staffing at the school gates to control the potential for noise and disturbance.

3.36 In order to protect the existing residential amenities of surrounding occupants in respect of the potential noise and disturbance arising from within the building, conditions are proposed to control noise output from activities and plant/equipment as well as nuisance from kitchen odours and any external lighting, to ensure that the proposal accords with UDP Policies EN20B, EN20C and EN21.(Conditions 21-26).

Highways and Parking:

3.37 UDP Policy TN13 requires all development to be assessed for their contribution to traffic generation and congestion and UDP Policy TN15 requires developments to conform to the approved car parking standards. However, there are no specific parking requirements for schools and each application is treated on its own merits. The application has been accompanied by a Transport Statement and a draft School Travel Plan.

3.38 The existing Askham Centre and Haven Centre have a shared car park to the north east of the site, accessed from Ollgar Close, with 16 spaces. It is proposed to retain the position of the car park, but as the building footprint would be extended and a driveway would be added in front of the entrance, the number of parking spaces would be reduced to four, including two spaces for disabled people.

3.39 In order to create a drop-off area within the school's grounds, rather than having drop-offs occurring on the street, a new vehicle entry into the car park is proposed from Askham Road. The existing entry to the car park on Ollgar Close will be repositioned and modified to improve sightlines. The car park will therefore have a one-way sweeping drive which can be used by cars and minibuses. This involves the loss of 10m of parking bays (2 spaces) on Askham Road and 6m on Ollgar Close (1 space). Overnight parking pressure on both Askham Road and Ollgar Close is low, with an average of 47% occupancy (5.2 out of 11 spaces occupied) recorded in Askham Road from 2000-2011 with the latest survey (2011) recording 50% occupancy (6 of 12 spaces occupied, and 18% occupancy (2 out of 11 spaces occupied) on Ollgar Close. The loss of 3 parking bays is not therefore considered to result in further unacceptable pressure on on-street parking capacity.

3.40 Queensmill School accepts students from several London boroughs, and due to the nature of the students' autistic disorders, the majority of students are transported to and from school by dedicated minibus. The school's existing site in Clancarty Road is in a PTAL 3 area, and the proposed site is also within PTAL 3. The existing travel plan, which has "bronze" accreditation, has therefore been used as a basis for predictions on the methods of travel to the new site.

3.41 At the moment, 87% of school's existing 90 pupils travel into school by minibus, with only 6% travelling by car. The school currently has 60 staff. It is expected that the school's capacity will increase to up to 120 students and 80 staff at the new site. The use of minibuses is expected to be maintained as the primary mode of transportation of students to and from the school. The projected modes of transport are therefore as follows:

Mode of Travel	Pupil Travel Projections	Staff Travel Projections
Car	7% (9 pupils)	17% (14 staff)
Car Share	0% (0 pupils)	5% (4 staff)
Cycle	0% (0 pupils)	13% (10 staff)
Walk (all the way)	5% (6 pupils)	20% (16 staff)
Bus	0% (0 pupils)	6% (5 staff)
Tube/Train/DLR/Tram	1% (1 pupil)	39% (31 staff)
Mini-bus	87% (104 pupils)	0% (0 staff)
Total	100% (120 pupils)	100% (80 staff)

3.42 The school states that the arrival and departure of minibuses would be staggered in order that no more than two minibuses are at the site at one time, to avoid queuing on the highway. The car park could accommodate three minibuses at one time. The management of the minibus arrivals would be conditioned as part of the school management plan. (Condition 16)

3.43 The predicted staff travel patterns in the table above are based on information from the existing travel plan, increased pro-rata according to the predicted increase in staff numbers. However, as only four car parking spaces are available on the site this will naturally limit the number staff who could arrive to work by car, and in reality the number of car trips would be expected to be significantly less than this. It is therefore predicted that there would be 34 additional vehicle movements in the morning peak (8am-9am) including the nine two way car trips by parents/carers, 6 two way minibus trips and up to four car trips by staff. Traffic data studies carried out by the applicant have shown that at the moment, Askham Road carries 115 trips in this morning peak. The vehicle trips associated with the use of the school would increase this, then, but not to a level which would cause significantly greater traffic congestion to the highway network or disturbance to local residents. The travel patterns for the proposed school will be monitored, however, as a revised travel plan will be required to be submitted as a condition of an approval (Condition 15). This will be regularly reviewed and will aim to reduce trips made by private car.

3.44 The Council has no specific parking standards for Class D1 or Class C2 uses, therefore each proposal would be treated on its own merits. All surrounding streets are within the Controlled Parking Zone which operates Mondays - Fridays between 9am and 5pm, and staff would not be able to park on the street during working hours. For the respite centre use, it is proposed that four overnight staff would be employed at the site. These staff could park in the car park overnight, or on the street which has sufficient surplus capacity to accommodate this small increase in car parking as stated above. The proposed parking provision, having regard to the circumstances of the site and the nature of the proposal, is considered acceptable in this instance.

3.45 In terms of cycle provision, there would not be a need for the school to provide cycle parking for students in this case, given that cycling is not a viable mode of transport for children with ASD. Twelve cycle parking spaces would be provided for staff, in accordance with Council's standards which state that schools should provide one space per ten staff. A condition would be attached to ensure the permanent provision of secure and weatherproof cycle storage (Condition 19).

3.46 The school will also generate some demand for servicing, in the form of food deliveries and general supplies. A once weekly collection of refuse would also be required. Servicing is expected to be carried out by vehicles no larger than 7.5 tonne box van. Deliveries would be timed so as not to coincide with the morning and afternoon peak period. Deliveries and off-loading would take place within the site, using the off-street car park area. Swept path analysis has demonstrated that the layout of this area can comfortably accommodate the swept path of a 7.5 tonne box van. Refuse storage would be managed by the caretaker and collected from the road on collection days. The servicing arrangements, including management of delivery times, numbers and sizes of vehicle, would form part of a service management plan to be submitted and approved as a condition of a planning approval (Condition 18). Subject to this condition, the proposed servicing for the school is considered satisfactory.

Secured by Design:

3.47 Policy EN10 of the UDP requires developments to provide a safe and secure environment. Alterations to the existing boundary treatment on the Askham Road and Ollgar Close frontages are proposed to ensure the safety and security of the staff and pupils. The building will be designed to achieve Secured By Design certification, and a condition will be attached requiring final details of the SBD measures to be incorporated. (Condition 14)

Accessibility:

3.48 In accordance with London Plan policy 7.2, careful consideration has been given to the accessibility of the new school building, particularly given the sensitivity of the proposed occupier. The school will be fully compliant with DDA requirements. The following features will be incorporated into the school's design.

- Fully compliant fire evacuation strategy, safeguarding the end-user with emergency escape routes which provide full DDA compliance. Manual override is also available within the proposed lift in the event of an emergency.
- Wheelchair accessible lifts will be provided to each floor level. The lifts would have manual override in the event of an emergency.
- Changing rooms and toilets will be fully accessible and compliant with DDA requirements.
- High acoustic performance within the building is a requirement due to the sensitivities of the children within the facility. As a result the standard of acoustic performances would out-performs that of any Building Bulletin guidelines. This is to accommodate the bespoke curriculum applied to the Autism specific teaching set out at Queensmill School.

3.49 It is therefore considered that the proposed development would ensure ease of access for all users, but a condition is recommended to ensure that the development is constructed according to these relevant criteria (Condition 17)

Energy and Sustainability:

3.50 An Energy Strategy has been submitted with the application, as required by London Plan Policy 5.2. This outlines the energy efficiency and low/zero carbon measures that will be implemented in order to minimise energy use and associated CO2 emissions.

3.51 Measures that will be implemented include using high levels of building insulation, beyond the Building Regulations minimum requirement, constructing to a high level of performance in terms of air permeability, use of energy efficient heating/cooling and ventilation systems, with local controls and installation of energy efficient lighting. Low/zero carbon technologies would be provided in the form of Air Source Heat Pumps (which can be used to provide cooling) and solar PV panels to generate electricity. These will be installed on the roof where there is space for 225m² of panels. A condition will be attached to a permission requiring further details for the positioning of the ASHPs and PV panels to ensure that these do not cause loss of visual amenity or noise disturbance. (Condition 36)

3.52 Although the Strategy shows that efforts have been made to minimise energy use and the associated CO₂ emissions through sustainable energy measures, the current design proposals fall short of the London Plan CO₂ reduction target by 18% (achieving a 7% instead of 25% reduction). This is explained by the requirement for mechanical ventilation rather than using natural ventilation and also due to the occupants' environmental requirements which mean the ability to provide day light control of lighting is not possible in rooms where students are present. Because of these site specific requirements, the proposed development's energy use is higher than a more standard design. However, the applicants are investigating the detailed design of the mechanical and electrical strategy within the building with a view to improving the environmental performance of the building. The submission of a final revised Energy Strategy will be conditioned, (Condition 29), which shall show how the carbon reduction will be maximised, taking account of the building's design constraints.

Sustainable Design and Construction:

3.53 In addition to energy, it is the aspiration of the client and professional team to design and construct the development using a range of other sustainability measures to ensure compliance with London Plan policy 5.3 on sustainable design and construction. These would include the incorporation of water efficiency measures, using building materials with low environmental impact, including re-use of materials where possible, and implementing site waste management to reduce waste and increase recycling. It would be a condition that full and final details of the proposed measures to be implemented are submitted, in order to ensure compliance with the London Plan policy (Condition 28).

Air Quality:

3.54 The plans show that the new building will be served by a mechanical ventilation system. This will utilise air intakes located on the roof of the new 3 storey building, which will be set back 12m from the kerb at its closest point. Council monitoring at the kerbside of another location on Uxbridge Road shows that the annual mean Nitrogen Dioxide (NO₂) objective was met in 2011 (measuring 35µg/m³ compared to a target of 40µg/m³), but just exceeded in the 3 years before that, ranging from 42 to 44µg/m³. The average annual concentration over the last 4 years is 41µg/m³. The short-term 1-hour target is not exceeded on Uxbridge Road. Studies show that pollution levels decrease significantly with distance from the road and increasing height. Given the NO₂ concentrations experienced on Uxbridge Road and the distance from the road and use of roof level air intakes, there are no concerns about the quality of the supply air being circulated in the new building. A condition will be attached requiring details of the proposed ventilation system, location of air intakes, and the submission of further air quality studies should natural ventilation be incorporated in certain parts of the building (Condition 34).

Flood Risk and Sustainable Urban Drainage Systems (SUDS):

3.55 The site is within the Environment Agency's Flood Risk Zone 1 which is at the lowest risk of flooding. A school is defined as a 'more vulnerable' category of development, but this is not different from the existing uses on the site (residential and non-residential institutions). Given the position of the site and the existing uses of the buildings, it is not considered that the development would be at greater risk from tidal flooding.

3.56 The eastern part of the site has been identified as being susceptible to surface water flooding, and it is the aim of Core Strategy Policy CC2 and London Plan Policy 5.13 to manage and reduce surface water run-off in new developments. It is noted that the amount of existing soft landscaping on the site would not be significantly reduced and it is not expected that the development would worsen the situation with regard to surface water. However, measures are being investigated by the applicant as part of the detailed design process, to reduce and attenuate the surface water run-off. These measures could include soakaways and permeable paving. The submission of a final SUDS strategy to be implemented as part of the development, which should show how surface water will be managed and reduced, will be conditioned as part of a planning approval (Condition 13)

Contaminated land:

3.57 Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. Conditions are recommended to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011. (Conditions 30-33)

Community Infrastructure Levy (CIL)

3.58 Mayoral CIL came into effect in April 2012 and is a material consideration to which regard must be had when determining this planning application. In this case, as the application proposes a building for educational use, the CIL levy is set at £0 per square metre; so in effect, is exempt from paying.

4.0 CONCLUSION and RECOMMENDATION

4.1 Officers consider that the proposed land uses are acceptable on the site and the new building would provide a valuable facility which meets a specialist educational need. The new building is considered to be of an acceptable design having regard to the special needs of the building's users, and would not detract from the existing quality of the townscape. It is also considered that the proposal would not result in harmful levels of traffic generation or impact on on-street parking, and would not have a demonstrably harmful impact on the amenities of surrounding residents. The development would deliver a secure, environmentally sustainable and accessible building. Subject to conditions the development would not have a further impact on flood risk, nor would it be at risk from contaminated land.

4.2 For these reasons, it is recommended that planning permission is granted, subject to conditions.

Ward: Avonmore And Brook Green

Site Address:

The Grange Lisgar Terrace London W14 8SL



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For identification purposes only - do not scale.

Reg. No:

2012/02177/FR3

Case Officer:

Alison Coster

Date Valid:

10.07.2012

Conservation Area:

Committee Date:

16.10.2012

Applicant:

Hammersmith And Fulham Housing Development Ltd
Mr Eric Holroyd 3rd Floor Town Hall Extension King Street
London
London
W6 9JU

Description:

Two one-bed self-contained flats to replace 'pram stores'; erection of replacement storage facility providing 38 individual storage areas
Drg Nos: GR PL10 Rev A, GR PL11, GR PL15, GR PL16 Rev AGR PL17 Rev A, GR PL18 Rev A, GR PL19, GR PL20

Application Type:

Full Regulation 3 - LBHF is Developer

Officer Recommendation:

That the application be approved pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992 subject to the condition(s) set out below:

- 1) The development hereby permitted shall not commence later than the expiration of 3 years beginning with the date of this planning permission.

Condition required to be imposed by section 91(1)(a) of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).

- 2) The development hereby approved shall not be erected otherwise than in accordance with the detailed drawings which have been approved ref: GR PL10 Rev A, GR PL11, GR PL15, GR PL16 Rev A GR PL17 Rev A, GR PL18 Rev A, GR PL19, GR PL20

In order to ensure full compliance with the planning application hereby approved and to prevent harm arising through deviations from the approved plans, in accordance with policy EN8B and standards S8 and S13 of the Unitary Development Plan, as amended 2007 and 2011.

- 3) Any alterations to the elevations of the existing building shall be carried out in the same materials as the existing elevation to which the alterations relate.

To ensure a satisfactory external appearance, in accordance with policy EN8B of the Unitary Development Plan, as amended 2007 and 2011.

- 4) No occupier of the flats hereby permitted, with the exception of disabled persons who are blue badge holders, shall apply to the Council for a parking permit or retain such a permit, and if such a permit is issued it shall be surrendered to the Council within seven days of written demand.

In order to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on-street car parking stress in the area, in accordance with Policy HO3 and TN15 and Standard S18.1 of the Unitary Development Plan, as amended 2007.

- 5) The flats hereby permitted shall not be occupied until such time as a scheme has been submitted to and approved in writing by the local planning authority to ensure that all occupiers, other than those with disabilities who are blue badge holders, have no entitlement to parking permits from the council and to ensure that occupiers are informed, prior to occupation, of such restriction. The flats shall not be occupied otherwise than in accordance with the approved scheme unless prior written agreement is issued by the council.

In order that the prospective occupiers of the flats concerned are made aware of the fact that they will not be entitled to an on-street car parking permit, in the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on-street car parking stress in the area, in accordance with Policy TN15 and Standard S18.1 of the Unitary Development Plan, as amended 2007.

- 6) The flats hereby permitted shall not be occupied until the council has been notified in writing (and has acknowledged such notification) of the full postal address of the flats. Such notification shall be to the Council's Head of Development Management and shall quote the planning application number specified in this decision letter.

In order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the flats hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on-street car parking stress in the area, in accordance with policy TN15 and standard S18.1 of the Unitary Development Plan, as amended 2007.

- 7) Prior to commencement of the development hereby permitted, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ for the wall structures separating different types of rooms/uses in adjoining dwellings. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

To ensure that the amenities of occupiers of the development site and neighbours are not adversely affected by noise, in accordance with Policies EN20A, EN20B and EN21 of the Unitary Development Plan, as amended 2007 and 2011.

- 8) The development hereby permitted shall not commence until a statement of how 'Secured by Design' requirements are to be adequately achieved has been submitted to and approved in writing by the Council. The approved details shall be carried out prior to occupation of the development hereby approved and permanently maintained thereafter.

To ensure a safe and secure environment for users of the development, in accordance with policy EN10 of the Unitary Development Plan, as amended 2007 and 2011, and Core Strategy (2011) Policy BE1.

- 9) The storage units hereby approved shall be constructed of red stock bricks.

To ensure a satisfactory external appearance, in accordance with policy EN8 of the Unitary Development Plan, as amended 2007 and 2011.

- 10) All planting, seeding and turfing approved as part of the submitted landscaping scheme as set out in drawing ref GR PL17 Rev A shall be carried out in the first planting or seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees which die, are removed or become seriously damaged or diseased within 5 years of the date of the initial planting shall be replaced in the next planting season with others of similar size and species.

To ensure a satisfactory provision for planting, in accordance with Policy EN22X of the Unitary Development Plan.

Justification for Approving the Application:

1. Land Use: It is considered that the relocation of the existing pram storage units and re-use of the ground floor to provide two x one bed residential units is acceptable and in keeping with the neighbouring land use. The proposal would contribute to much needed additional housing, in accordance with London Plan policy 3.3 and policy H1 of the Core Strategy (2011). The proposal would support LBHF's 'Housing Strategy' (2007-2014) to provide development through the Hidden Homes Programme.

2. Highways: It is considered that there would not be an adverse impact on traffic generation and that the scheme would not result in congestion of the local road network. The accessibility level of the site is defined as excellent (PTAL 6a), with public transport links, shops and services available nearby. The proposal is therefore considered to be in accordance with London Plan policy 6.9, policy CC3 of the Core Strategy (2011), and policies HO14, EN17, TN4, TN6, TN15 and standards S18 and S19 of the Unitary Development Plan, as amended 2007 and 2011.

3. Amenity: Occupiers of the proposed unit would have sufficient internal floor space and aspect in accordance with standards S8 and S13.3 of the Unitary Development Plan, as amended 2007 and 2011 and would provide an element of private external outdoor space.

4. Residential Amenity: The proposal would not have an adverse impact on the amenity of adjoining occupiers. In this regard, the proposal would accord with UDP Policy EN8, which requires developments to, amongst other things, respect the principles of good neighbourliness, and with standard S13 which requires that there be no significant loss of outlook or privacy to neighbouring occupiers and that no roof terraces nor balconies be created, use of which might cause harm to the amenities of neighbours by reason of noise and disturbance. Lighting conditions to neighbours would not be affected.

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

All Background Papers held by Michael Merrington (Ext: 3453):

Application form received: 9th July 2012
Drawing Nos: see above

Policy Documents: The London Plan 2011
Unitary Development Plan as amended 2007 and 2011
Core Strategy 2011

Consultation Comments:

Comments from:

Thames Water - Development Control

Dated:

08.08.12

Neighbour Comments:

Letters from:

Dated:

9 The Grange Lisgar Terrace London W14 8SL	08.08.12
30 The Grange Lisgar Terrace London W14 8SL	27.09.12
30 The Grange Lisgar Terrace London W14 8SL	04.08.12
26 The Grange Lisgar Terrace London W14 8SL	19.08.12
30 The Grange Lisgar Terrace London W14 8SL	06.08.12
35 The Grange Lisgar Terrace London W14 8SL	02.08.12
32 The Grange Lisgar Terrace London W14 8SL	06.08.12

OFFICERS' REPORT

1.1 The application property, which dates from the late 1950's/early 1960's is a nine storey flatted building known as The Grange, located on the south western side of Lisgar Terrace. The area of the proposed development is in use as a 'pram storage' associated with the Lytton Estate. The boundary of the site adjoins the Olympia and Avonmore Conservation Area. The application site benefits from excellent public transport accessibility, and is located within PTAL 6a.

1.2 There only relatively recent planning approvals (mid 1980s) are consents for the installation of entry gates and replacement doors.

1.3 The application seeks consent to replace existing 'pram stores' with two 1-bed self-contained flats. It is intended that the proposal would provide intermediate affordable housing. The scheme would also involve the erection of a replacement storage facility, providing 38 individual storage areas for local residents.

1.4 The application has been submitted as part of the Council's strategy to meet the London Plan (2011) target of providing 615 new dwellings per annum. Hammersmith and Fulham's 'Housing Strategy 2007-2014' says that: 'The Council will take forward its 'Hidden Homes' development programme from 2011, looking to develop housing for local residents on the smaller infill and redundant sites on Council Estates. The aim will be to develop a minimum of 150 new homes through this programme over the next seven years'.

2.0 PUBLICITY AND CONSULTATIONS

2.1 The application was advertised by a site and press notice and 100 letters were sent to neighbouring properties. Five letters of objection were received. The objections, from 9, 26, 30, 32 and 35 The Grange, can be summarised as follows:

- a leak at the site has not been fixed (Officer comment: This is not a planning consideration, and is not related to this planning application. The matter has been passed to the housing section to action);
- potential for loitering by the proposed storage space
- loss of existing storage
- impact on residents during construction
- concerns regarding loss of listed garden (Officer comment: The listed garden is located on the south west of the wider residential estate and is not impacted by this proposal).

2.2 Thames Water have responded with no objection. Informatives have been placed on the decision notice with regard to drainage matters.

2.3 The Metropolitan Crime Prevention Design Officer has responded, and notes that defensible space would be created to the front and rear and that there is CCTV on the estate. Secure by Design recommendations have been made, and condition 8 would secure these.

3.0 PLANNING CONSIDERATIONS

3.1 The issues in this case are whether the proposed development is acceptable in the context of policies and standards of the Unitary Development Plan, the Core Strategy, The London Plan and the National Planning Policy Framework. In this case the relevant matters are whether the proposed land uses are acceptable, whether the proposal would be of an appropriate standard with regards to size, refuse storage etc, impact on neighbours, impact on the local highways, parking and open space.

LAND USE

3.2 The applicant has identified that whilst the existing 'pram stores' are currently in use by the residents, there is an opportunity to re-locate the existing storage to a new location within the residential site as well as providing two new dwellings at the ground floor of the residential building.

3.3 London Plan policy 3.3 notes that there is a pressing need for the delivery of more homes in London. It states that 32,210 net additional homes should be delivered per annum in London. Of this, LBHF has a target in Core Strategy policy H1 to deliver 615 net additional dwellings per annum. Core Strategy policy H1 states that the Council seeks to exceed its housing targets. One way to achieve this is through the re-use and conversion of existing property; and the proposed two flats would assist in meeting local housing requirements.

3.4 This housing development is supported in the council's Housing Strategy and also in paragraph 3.10 of the Core Strategy which recognises that redevelopment of social housing blocks can increase the number of homes that can be achieved, with improvements to communal space and the environment by making better use of land previously used for ancillary purposes such as pram stores.

3.5 The Mayor's Housing Supplementary Planning Guidance (SPG) is a material consideration in the assessment of applications and promotes the delivery of improved housing design. This document places weight on the importance of the provision of storage space. Officers are satisfied that the re-location of the storage space would ensure that there is no loss of amenity to existing residents. The new storage areas would be larger than the existing storage areas residents currently have. The scheme also includes storage provision for the proposed new flats.

3.6 The relocation of the proposed storage would result in a loss of some existing communal open space. Core Strategy DM DPD proposed submission policy E1 and UDP policy EN22X seek to protect open space, especially which has importance for its open character or as a sport, leisure or recreational facility or where it has special visual or biodiversity qualities, unless a proposal will result in a qualitative gain to the local community in pursuance of other physical social and economic objectives of the UDP. Both policies recognise that improving open space provides benefits to an area. Officers have assessed the open space that would be lost and the communal spaces surrounding the site. It is considered that the open space, which is a grassed area of c.80 sq.m., enclosed by formal play courts, provides limited benefit to residents on the estate and is incidental. It has no special biodiversity qualities and its main benefit to residents is on visual amenity grounds. There would be sufficient, higher quality open space and play areas and a sports area retained within the estate. The proposal, as well as providing two extra units of housing, would provide improved, secure storage

facilities for existing residents, in addition to proposed re-landscaping next to the new storage, which would assist in mitigating against the loss of this part of open space within the estate. Officers accept the loss of open space on this basis, and the proposal can be justified on policy grounds.

DESIGN

3.7 Policy EN8 of the UDP relates to the design of new development and states that 'Development will not be permitted unless it is of a high standard of design and compatible with the scale and character of the existing development and its setting. Schemes must be formulated to respect the historical context of the area and its sense of place, the scale, mass, form and grain of the surrounding development, relationship to the existing townscape, rhythm and articulation of frontages, local building materials, sustainability objectives and the principles of good neighbourliness'.

3.8 Core Strategy Policy BE1 'Built Environment' states that all development within the borough, including in the regeneration areas should create a high quality urban environment that respects and enhances its townscape context and heritage assets. There should be an approach to accessible and inclusive urban design that considers how good design, quality public realm, landscaping and land use can be integrated to help regenerate places.

3.9 The proposal would infill the existing ground floor level of the building and would involve some elevational alterations at this level. The proposal would remove the existing metal gate to the front of the building and the flats would have red brick elevations, to match the ground floor of the existing property. The proposal would provide two front doors and three windows to the front and French doors to the rear. The design would be in keeping with the design of the existing units at ground floor level on site. The proposed storage units would be of a similar design to the existing garages, of red brick to match the ground floor elevations of the building and would not be out of context with the wider setting. The proposal is therefore considered to be in accordance with UDP policy EN8 and BE1 of the Core Strategy.

IMPACT ON NEIGHBOURS

3.10 Standard S13 of the UDP seeks to protect the outlook and privacy of existing residents. Protection of neighbours' lighting conditions is also a consideration. The proposed residential units would be located underneath the existing building and would have no impact on the outlook, privacy or light to neighbouring properties. The proposed storage units would be located on the boundary with the rear gardens of Matheson Road. To ensure that there is no loss of outlook or impact on light, the proposal has been revised, ensuring that the storage units would rise to no higher than the existing wall height and would slope away at an angle of less than 45 degrees. The proposal is in accordance with UDP standard S13 and officers are satisfied that there would be no loss of outlook or privacy and no adverse impact on lighting conditions to these neighbours.

3.11 UDP policy EN21 and Core Strategy policy CC4 seek to ensure that developments do not result in undue detriment to the general amenities enjoyed by existing surrounding occupiers. The proposed use is residential with ancillary storage, which would be used to store bicycles and bulky items for example. These uses are considered to be compatible with the surrounding uses. To ensure that the proposal

would not have any adverse impact in regards to noise creation, a condition is recommended to ensure that sound insulation is adequate to avoid noise transfer to neighbouring noise-sensitive rooms (condition 7).

QUALITY OF PROPOSED ACCOMMODATION

3.12 The development is for the provision of two new dwellings. Table 3.3 of The London Plan sets the space standards for a one bed-two person flat at 50 sq.m. Unit 1 would have an internal area of 47.3 sq.m. and unit 2 would have 51.3 sq.m.

3.13 Officers note that there is a shortfall of 2.7 sq.m. in Unit 1 against what The London Plan would normally expect. However, in this case, the size of the application site is confined, being located in an undercroft zone below the existing building and consideration could reasonably, therefore, also be had to the requirements of UDP standard S8.1B which relates to converted property. Under standard S18 the requirement is that a flat has an minimum internal area of 32.5 sq.m. Flat 1 would comfortably meet this standard, and indeed well exceed it. It is considered, that given the constraints of the site, the proposed units are of an acceptable size. All room sizes would be in accordance with standard S8.1A of the UDP. The proposal is therefore considered to provide an acceptable quality of accommodation in terms of size.

3.14 UDP standard S5A.2 requires that non family dwellings should have access to 14 square metres of private open space. Unit 1 would have 10.19 sq.m. and unit 2 would have 12.25 sq.m. of private amenity area, directly accessible from the flats. Though the amount of private amenity area is below the 14 sq.m. in this case the UDP recognises that it is not always possible to provide amenity space based on site circumstances, particularly for conversions.

3.15 In addition to the areas of private enclosed amenity space to be provided to the front and rear of the proposed dwellings the wider estate benefits from having communal open space around the buildings, which all residents, including those occupying the proposed flats could use. It is noted that the existing flats above have little in the way of private amenity space.

3.16 The internal space and circulation would conform to Lifetime Homes design criteria as advised in the adopted 'Access For All' SPD guidance. The units would be desirable in this regard, as it would improve the local housing mix for less mobile residents, in line with UDP policy HO6.

3.17 Neither of the new dwellings would have a single north facing aspect. Both kitchen/living/dining area would have a southerly aspect, as would one of the bedrooms. The development therefore complies with standard S13.3 of the UDP. It is considered that the layout of the proposed units would enable adequate levels of daylight and sunlight to be received to rooms and amenity spaces.

HIGHWAYS AND CAR PARKING

3.18 Policy TN15, and standards S18 and S19, and table 12.1 of the UDP require the delivery of one parking space per new flat. There is no proposal to provide parking in this case. UDP standard S18.2 states that in assessing parking provision, consideration should be had to the characteristics of the site and its surroundings and the opportunity to exclude specific developments (and the future occupiers and tenants) from applying/obtaining an on-street parking permit. In this case, the application site benefits

from excellent public transport accessibility (PTAL 6a) and officers consider it to be appropriate to include conditions (4, 5 and 6) which would require the development to be parking permit free.

3.19 Policy 6.9 of The London Plan promotes bringing about a significant increase in cycling in London. To achieve this, table 6.3 recommends the provision of one cycle parking space for a dwelling of one or two bedrooms. UDP policy TN6 requires development to provide direct, convenient, safe and secure facilities for cyclists. Table 12.2 recommends this is provided at one space per unit.

3.20 The development proposal would replace existing 'pram stores' which can currently be used by residents to store items, including bicycles. The proposal would include two additional storage units, which could be used by the new residents for bicycle and other storage.

REFUSE AND RECYCLING

3.21 Core Strategy policy CC3 states that all new development should provide suitable waste and recycling storage facilities. Policies HO14 and EN17 of the UDP requires that new housing development should provide space inside and outside the dwelling for the storage of refuse and recycling. The supplementary planning document 'Storage of Refuse and Recyclables' (2007) recommends that equal space be provided for refuse and recyclables.

3.22 The development proposal would use the existing refuse storage provision available on the wider site. In addition, there are storage areas proposed within the flats which could be used by future residents to keep their refuse/recycling until it is deposited into the general waste storage area. The proposal is considered to comply with the policies set out above in this matter.

CONTAMINATION

3.23 The proposal would not involve substantial development, and there are no basements proposed, such that the scheme would not pose any significant risk in terms of contamination. An informative is recommended, however, to request the developer to contact the Council if unexpected staining or malodours are encountered during the development works.

CRIME PREVENTION

3.24 UDP policy EN10 requires that development will not be permitted unless it provides users with a safe and secure environment. The proposal provides defensible space to the front and the rear of the proposed flats. There would be measures implemented to ensure that there is no access to the storage areas, apart from for residents. Condition 8 is recommended regarding 'secure by design' matters.

4.0 CONCLUSION and RECOMMENDATION

4.1 Officers consider that the proposed use of the existing pram stores as two 1-bedroom flats and re-provision of storage areas would be acceptable in land use terms. A satisfactory standard of accommodation would be provided for future occupiers, without prejudice to the amenities of existing residents. As such the proposal is

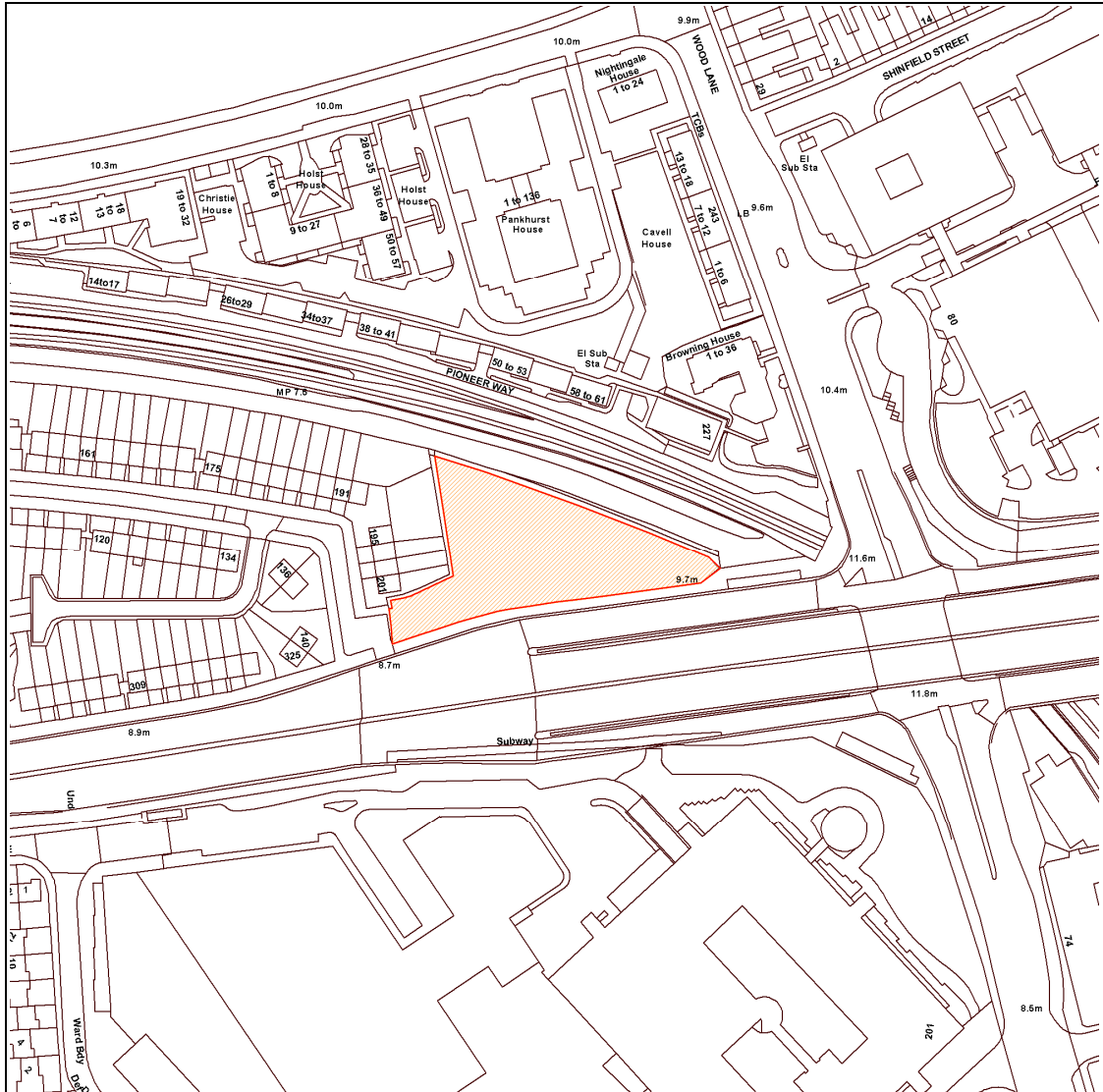
considered to be in accordance with relevant national guidance, London Plan policies, the Core Strategy and UDP policies and standards relating to housing need, transport, environmental impacts and sustainability.

4.2 Therefore, subject to planning conditions, it is recommended that planning permission be granted.

Ward: College Park And Old Oak

Site Address:

Bentworth Road Park Bentworth Road London



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Reg. No:
2012/02583/ADV

Case Officer:
Katherine Wood

Date Valid:
16.08.2012

Conservation Area:
: Old Oak And Wormholt Conservation Area -
Number 12

Committee Date:
16.10.2012

Applicant:

London Borough Of Hammersmith And Fulham
Town Hall Extension King Street London W6

Description:

Erection of a free-standing architectural monopole integrating 1 LED advertising panel of 4m (H) x 14m (W) x 0.5m (D)

Drg Nos: PY1582/Rev F-004; PY1582/Rev F-005; PY1582/Rev F-006; PY1582/Rev F-007;

Application Type:

Display of Advertisements

Officer Recommendation:

That the application be approved subject to the condition(s) set out below:

- 1) The period of this consent shall expire 5 years from the date of this notice.

Condition required to be imposed by the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- 2) The advertisement hereby approved shall be erected and displayed only in accordance with the approved drawings, and shall thereafter be retained in this form. The advert fascia shall be limited to one panel only, as per the approved drawings.

In order to ensure full compliance with the advertisement consent application hereby approved and to prevent harm arising through deviations from the approved plans, in accordance with Policies EN2B and EN14 of the Unitary Development Plan as amended 2007 and 2011.

- 3) Prior to the display of the illuminated advertisement, details shall be submitted to and approved in writing by the Council, of artificial lighting levels (candelas/sq m size of advertisement). Details shall demonstrate that the recommendations of the Institution of Lighting Professionals in the 'Guidance Notes For The Reduction Of Light Pollution 2005' will be met, particularly with regard to the 'Technical Report No 5, 1991 - Brightness of Illuminated Advertisements'. The approved details shall be implemented prior to the display of the advertisement and thereafter be permanently retained.

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by lighting, in accordance with Policies EN20C and EN21 of the Unitary Development Plan, as amended 2007 and 2011.

- 4) The advertisement shall only face towards the highway and no moving parts shall be used in either the structure or in the advertising content of the advertising panel hereby permitted.

In the interests of highways safety and visual amenity, in accordance with Policies TN8 and EN14 of the Unitary Development Plan, as amended 2007 and 2011; and Policy T1 of the Core Strategy 2011.

- 5) Any illumination shall not be intermittent and there shall be no changing light patterns.

An intermittent illumination would be unacceptable in the interests of public safety as it is likely to distract the attention of drivers of vehicles, in accordance with Policy TN8 of the Unitary Development Plan, as amended 2007 and 2011; and Policy T1 of the Core Strategy 2011.

- 6) Only one structure for the display of advertisements shall be permitted to be erected on the land known as Bentworth Road Park at any one time.

To prevent visual clutter and to allow the Council to assess the cumulative impact of the display of more than one advert, in accordance with Policies EN2B, EN14 and TN8 of the Unitary Development Plan as amended 2007 and 2011.

- 1) It is considered that the display of the advertisement would not be harmful to the scale, character and appearance of the application site and would not harm the existing character and appearance of the adjacent conservation area by reason of the proposal's design, materials and location. The proposal would be acceptable on traffic safety grounds. The development is thereby considered to be in accordance with Policies EN2B and EN8 and Standards S14.1 and S16.5 of the Unitary Development Plan, as amended 2007 and 2011.

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

All Background Papers held by Michael Merrington (Ext: 3453):

Application form received: 13th August 2012
Drawing Nos: see above

Policy Documents: The London Plan 2011
Unitary Development Plan as amended 2007 and 2011
Core Strategy 2011

Consultation Comments:

Comments from:

Dated:

Transport For London - Land Use Planning Team

13.09.12

Neighbour Comments:

Letters from:

Dated:

OFFICERS' REPORT

1.0 BACKGROUND

1.1 The application site relates to a triangle of open space at the eastern end of Bentworth Road, bounded by an elevated section of the Westway (A40) and a pedestrian alleyway to the south, with railway lines to the north. The site is not within a conservation area, although the boundary with the Old Oak and Wormholt Conservation Area is on Bentworth Road. The site is not located within the White City Opportunity Area, nor within or adjacent to a designated open space in the UDP.

1.2 This application, made by the Council, seeks consent for the erection of an 18 metre high free standing monopole on the southern side of the park adjacent to the slip road off the A40, incorporating one illuminated LED advertisement panel measuring 4m (H) x 14m (W) x 0.5m (D). The illuminated advertisement would vary, and would appear as static images with fading changes.

1.3 An application by the Council for an advertisement panel close to this location was approved at Planning Applications Committee in November 2011 (ref: 2011/02461/ADV). This proposed a 20 metre high free standing monopole in the eastern corner of the park, incorporating two illuminated LED advertisement panels measuring 7.5m (H) x 5m (W) x 0.5m (D). The approved advertisement was not erected, as advertisers indicated that the position of the overhead gantry above the sliproad would block views of the west-facing panel.

1.4 The current application therefore, in effect, constitutes a revised proposal. The positioning of the advertisement would be approximately 35 metre further to the west, close to the overhead gantry, and the advert would incorporate only one, east-facing panel instead of two panels. The proposed panel would be larger in area than approved (56 sqm as opposed to the approved 37.5 sqm), and would be horizontal in shape, rather than vertical.

2.0 PUBLICITY AND CONSULTATION

2.1 The application was advertised by way of notification letters to the occupiers of adjoining properties. No responses were received.

2.2 Transport for London (TfL) was consulted on the application and has responded saying that the proposal is considered to be acceptable, subject to conditions.

3.0 PLANNING CONSIDERATIONS

3.1 The issues in this case are whether the proposed development is acceptable in the context of policies and standards of the UDP, with particular regard to its impacts on visual amenity, the adjacent conservation area and traffic safety. UDP policies and standards that are applicable to the current proposal include TN8, EN2B, EN8, and EN14, and Standards S14.1 and 16.5.

VISUAL AMENITY

3.2 UDP policy EN2B states that any new development will only be permitted if the character or appearance of the adjacent conservation area in terms of their setting and views into or out of them is preserved or enhanced. UDP policy EN8 states that development will not be permitted unless it is of a high standard of design and compatible with the scale and character of the existing development and its setting. UDP standard S14.1 states that the council will normally refuse consent for advertisements where the preservation of visual amenity is of prime importance. UDP standard S16.5 (free standing hoardings) states that hoardings would be unacceptable where they are out of scale with their surroundings or are located within or adjacent to sensitive areas such as conservation areas; additionally hoardings must not prejudice road safety.

3.3 The free standing structure would be located directly adjacent to the elevated section of the Westway and would comprise a single slanted monopole which would rise to support the advertisement panel at 10m above ground level. The overall height of the pole would be 18m. The monopole would be supported on a concrete base plinth at ground level, on a grassed area adjacent to the footpath close to the flyover.

3.4 The advertisement would be located approximately 30 metres east of the edge of the conservation area, the boundary of which runs along the back of the houses on Bentworth Road. It is acknowledged that the advertisement would be visible from the cul-de-sac at the east of Bentworth Road and on the approach along the Westway, although views would be limited from within the conservation area given the distance involved. The structure would be viewed in the context of the elevated trunk road and slip road, overhead traffic signage, and the large commercial buildings on the other side of the Westway. The advert has been designed to be viewed primarily by drivers on the Westway, as they drive west. In its proposed position, it is not considered that the proposed structure/advertisement would significantly or adversely affect views in to or out of the conservation area. This is particularly the case in this current proposal, as the illuminated panel would face east, and there would be no advert panel facing west towards the conservation area. The scheme is thus considered to be in compliance with Policy EN2B. For the above reasons, it is not considered that the structure would not be out of scale with its surroundings and would not be significantly harmful to visual amenity. Therefore the proposal would not be contrary to Standards S14.1 and S16.5.

3.5 The position of the sign at the southern edge of the park would mean that it would not compromise the open character of the green space or its function for leisure and recreation. The proposal would not involve the removal of any trees.

3.6 Although there is an existing extant permission for an advertisement tower in a different position in the park, it is not intended to construct both advertisements. A condition is recommended to be attached to any permission to ensure that only one advert is erected within the park.

Highway safety

3.7 The advertisement is of a size that would be seen by drivers on the westbound section of the Westway. The image would be visible for some distance on the westbound approach to the structure, but would not contain flashing lights or moving images that could potentially distract motorists.

3.8 It is noted that TfL has not raised objection to the proposed advertisement. Officers do not, on balance, consider that the structure would compromise highway safety and hence is not contrary to the safety requirements of strategic routes within UDP policy TN8 and standard 16.5. There is no evidence to link road side advertising to an increase in personal injury accidents in an urban environment. Furthermore there are numerous advertising structures along the A40 and A4, some of which have been in place for many years, which have not resulted in an increase in road traffic collisions. Conditions are recommended to ensure there would be no flashing lights or moving images and no rotation or movement of the sign, to protect driver safety (Conditions 4 and 5).

Other matters

3.9 The structure would be positioned approximately 45 metres away from the nearest residential windows and there is a screen of mature trees close to the boundary with the nearest property. Whilst the panel would be horizontal and may thus intrude to a greater extent on views than a vertical panel, the panel would not be positioned directly in front of the rear elevation of the nearest property. The proposed advertisement, being one-sided with no west-facing advert panel and set at some distance away from residential windows, would not result in significant loss of outlook from these nearest properties. It is not therefore considered that significant adverse effect on residential amenity could be demonstrated.

4.0 CONCLUSION and RECOMMENDATION

4.1 It is therefore considered that the proposal would not compromise traffic safety. Further, the impacts of the advertisements in terms of scale, character and appearance of the location itself would be limited as would any harm to the setting of the adjacent conservation area, in accordance with policies TN8, EN2B, EN8 and Standards S14.1 and 16.5 of the UDP.

4.2 It is recommended that advertisement consent be granted, subject to conditions.